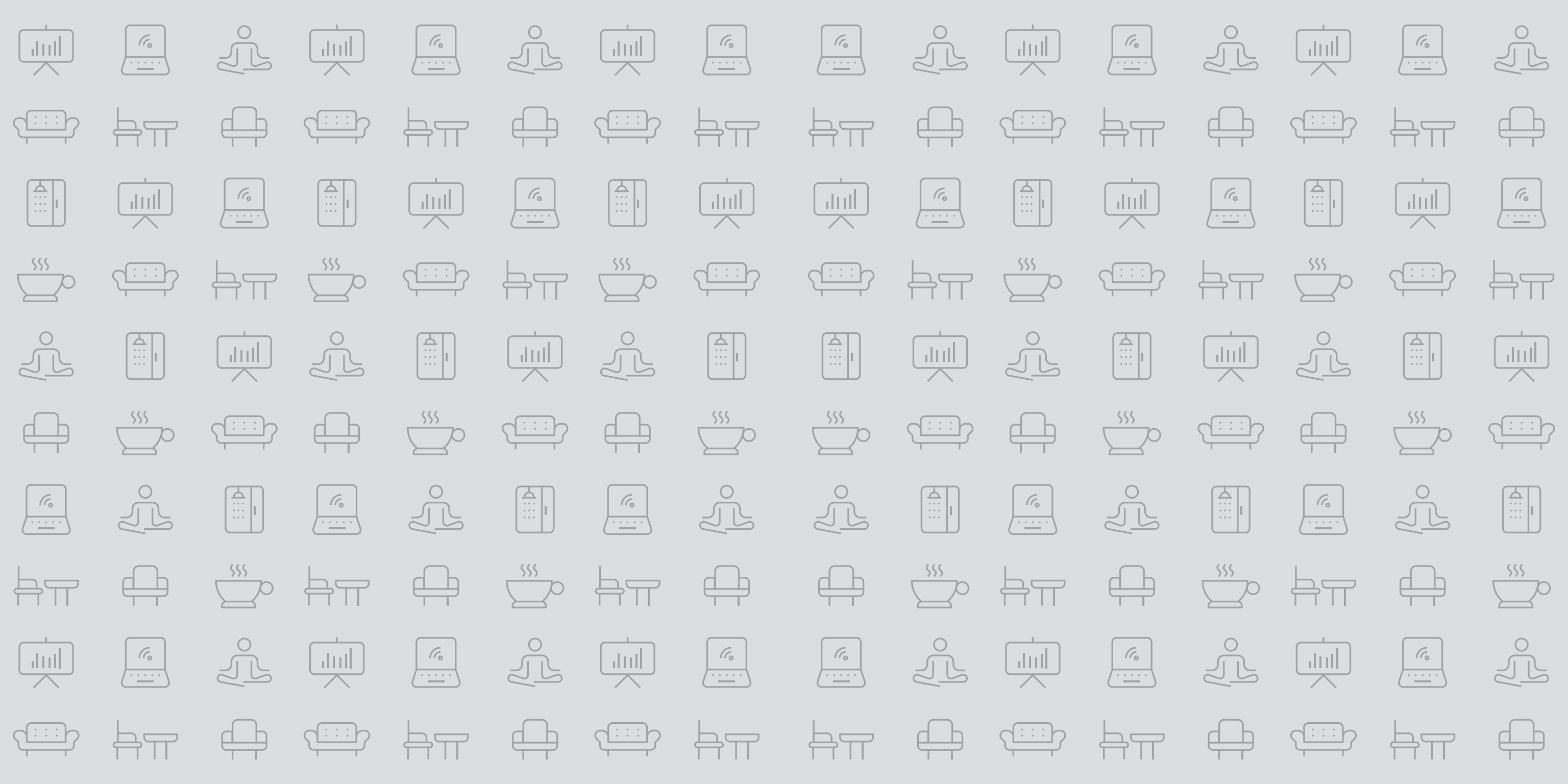




TABOR CENTER

1200 17TH ST

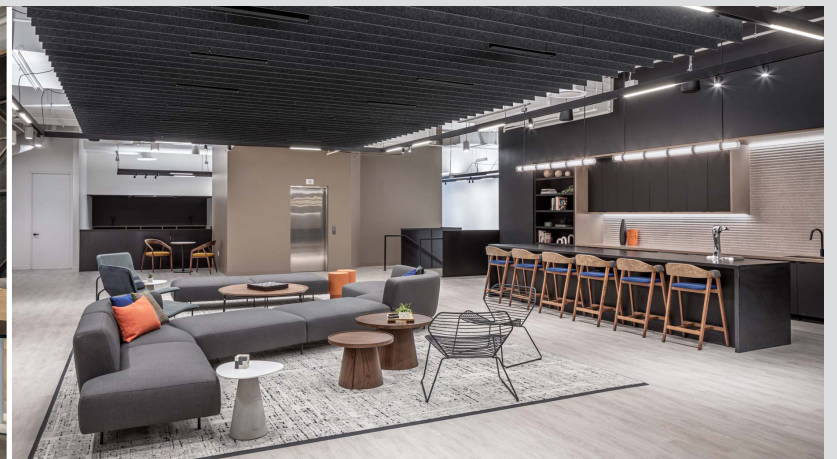
DENVER CO





A MARVEL OF MODERN WORKSPACE

Located in the heart of downtown Denver, the newly revitalized Tabor Center is transforming the future of work and life. With improvements—including an amenity center, bike garage, and robust indoor-outdoor spaces—Tabor Center is a modern, exemplary workspace.



AN UNRIVALED OPPORTUNITY FOR TENANTS

This 30-story office building offers 600,000 square feet of flexible, contemporary office space with sweeping views of the Rocky Mountains.

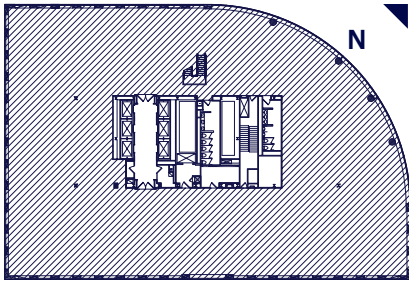
- Large windows
- High ceilings with ample lighting
- LEED EB Gold Sustainability Certification
- Modern indoor and outdoor spaces
- 22,000 RSF floorplates
- 10' window spacing for easy planning
- Virtually column-free



HYPOTHETICAL OFFICE LAYOUT

OFFICES	36
WORKSTATIONS	40
CONF. ROOMS	5
RECEPTION	1

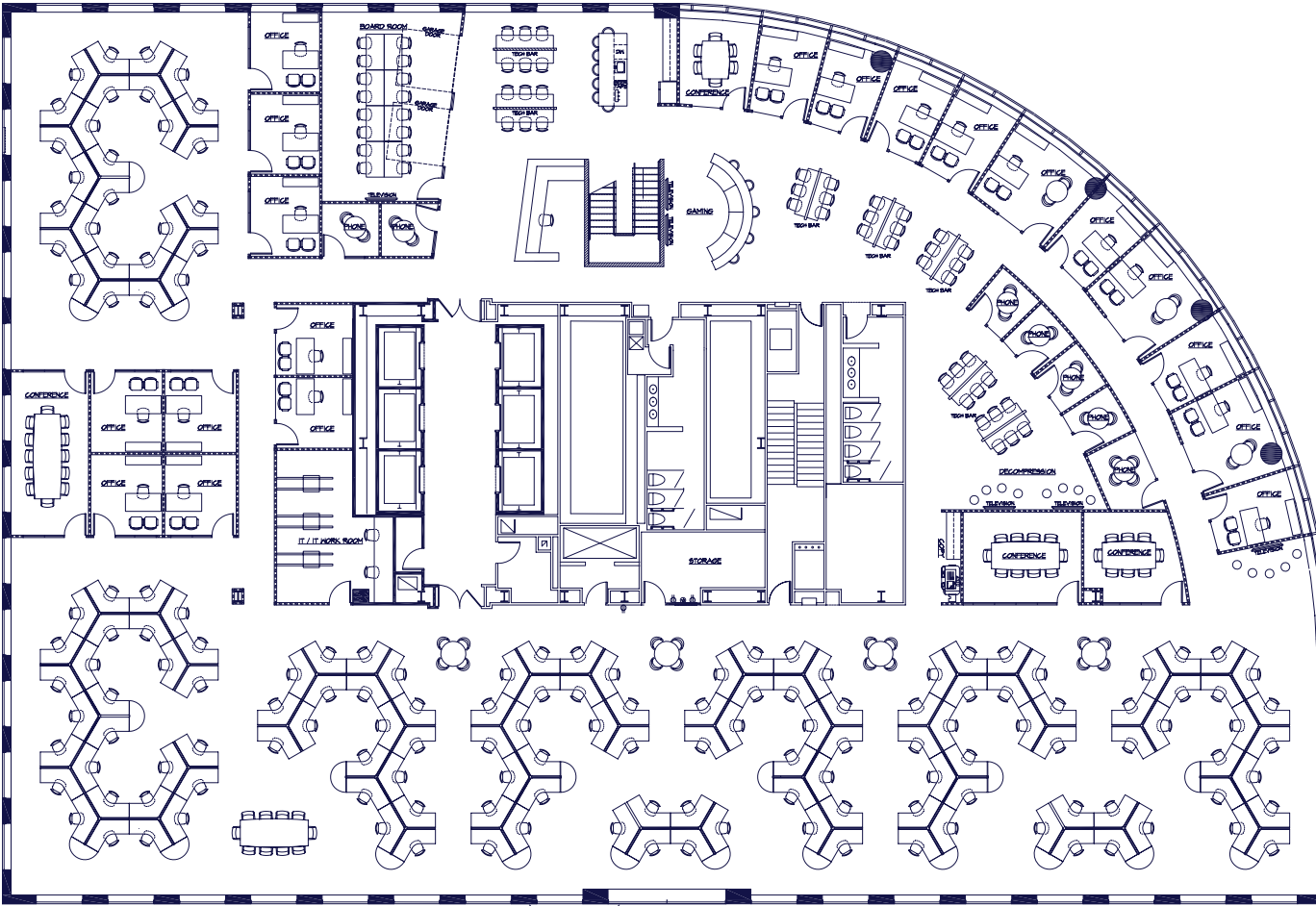
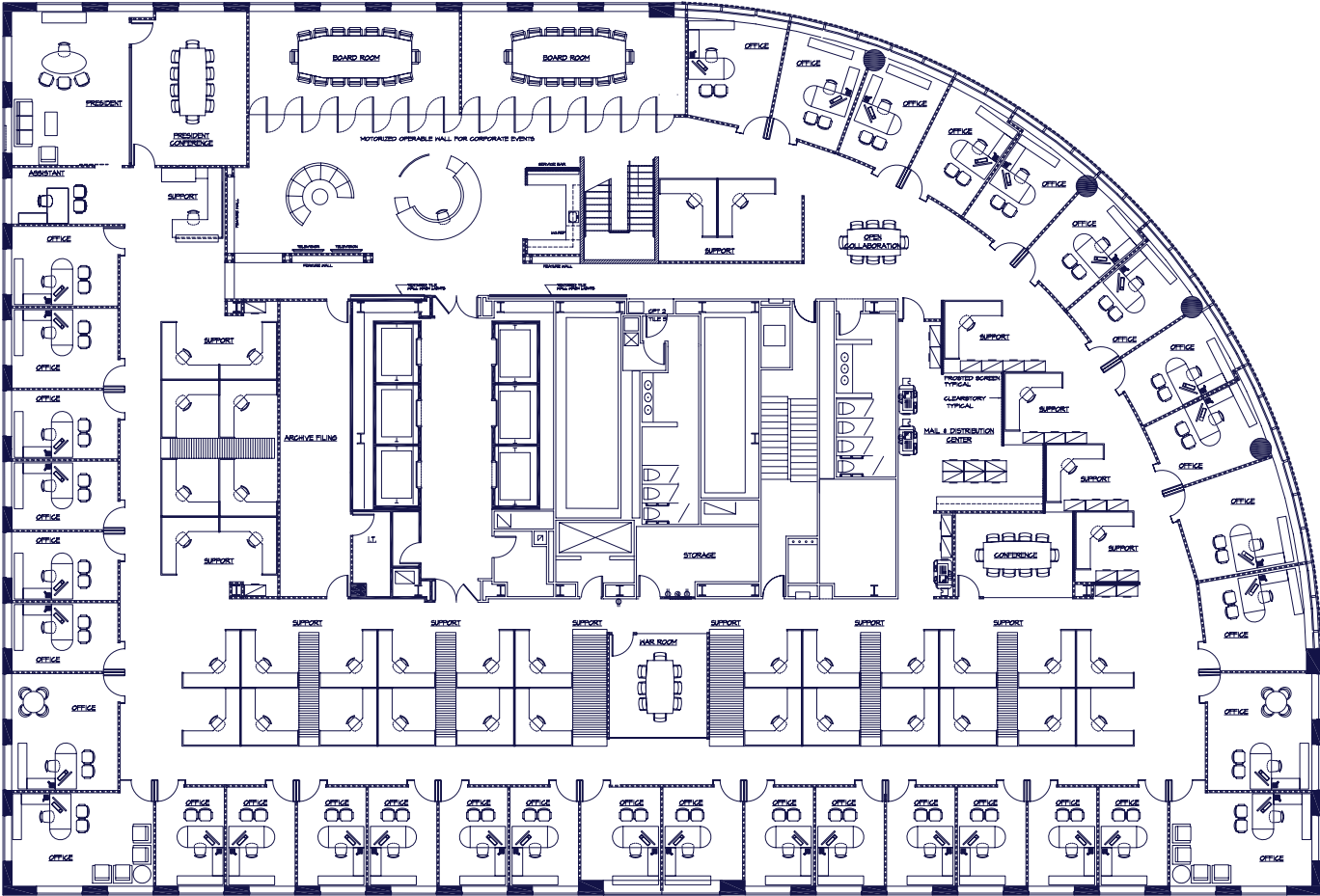
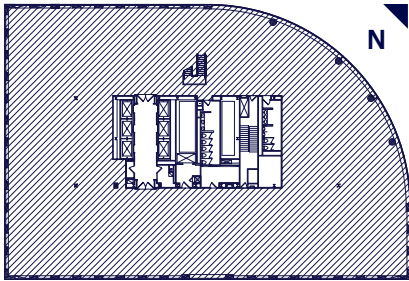
NUMBER OF PEOPLE	77
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HYPOTHETICAL OPEN LAYOUT

OFFICES	19
WORKSTATIONS	156
CONF. ROOMS	5
HUDDLE / PHONE	7

NUMBER OF PEOPLE	176
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OPTIMIZE THE WORKDAY WITH SUPERIOR ON-SITE AMENITIES

Tabor Center features the most refined and complete amenities suite in the entire city. These timeless, thoughtfully curated amenities include incredibly convenient parking, sophisticated spaces to collaborate, and tranquil areas to recharge.



THE COMMONS

- Bike garage with repair & vending station
- Large training room
- Multiple conference rooms
- Hospitality bar & shared lounge
- Resort-style shower/lockers
- Wellness + TV rooms

DOWNTOWN'S LARGEST GARAGE

- 1,700 spaces
- Dual ingress/egress points
- Direct access to office tower & 16th Street
- Full service car wash

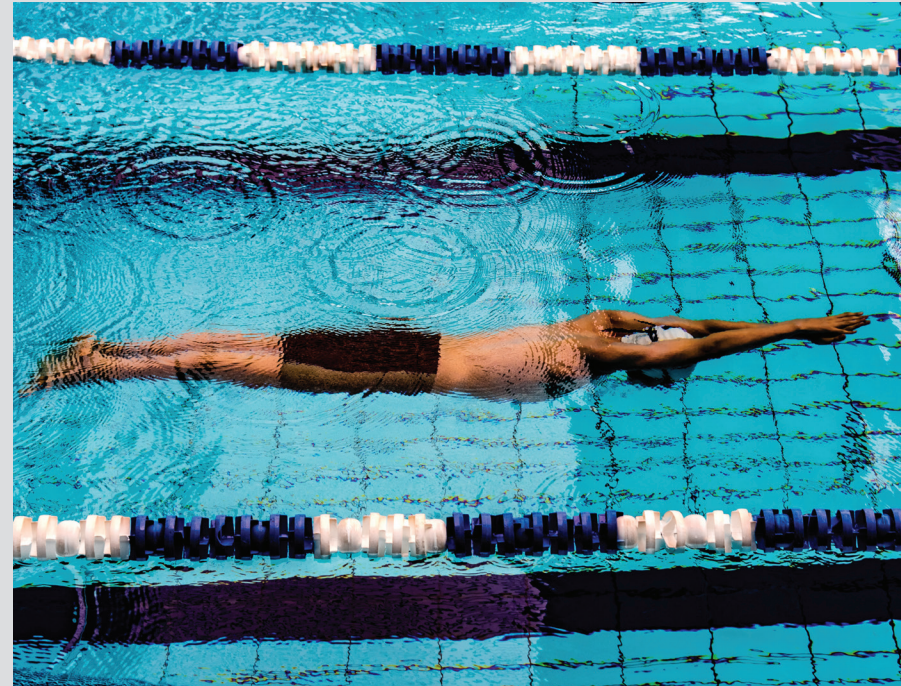
ALL OF DENVER'S BEST AT YOUR FINGERTIPS

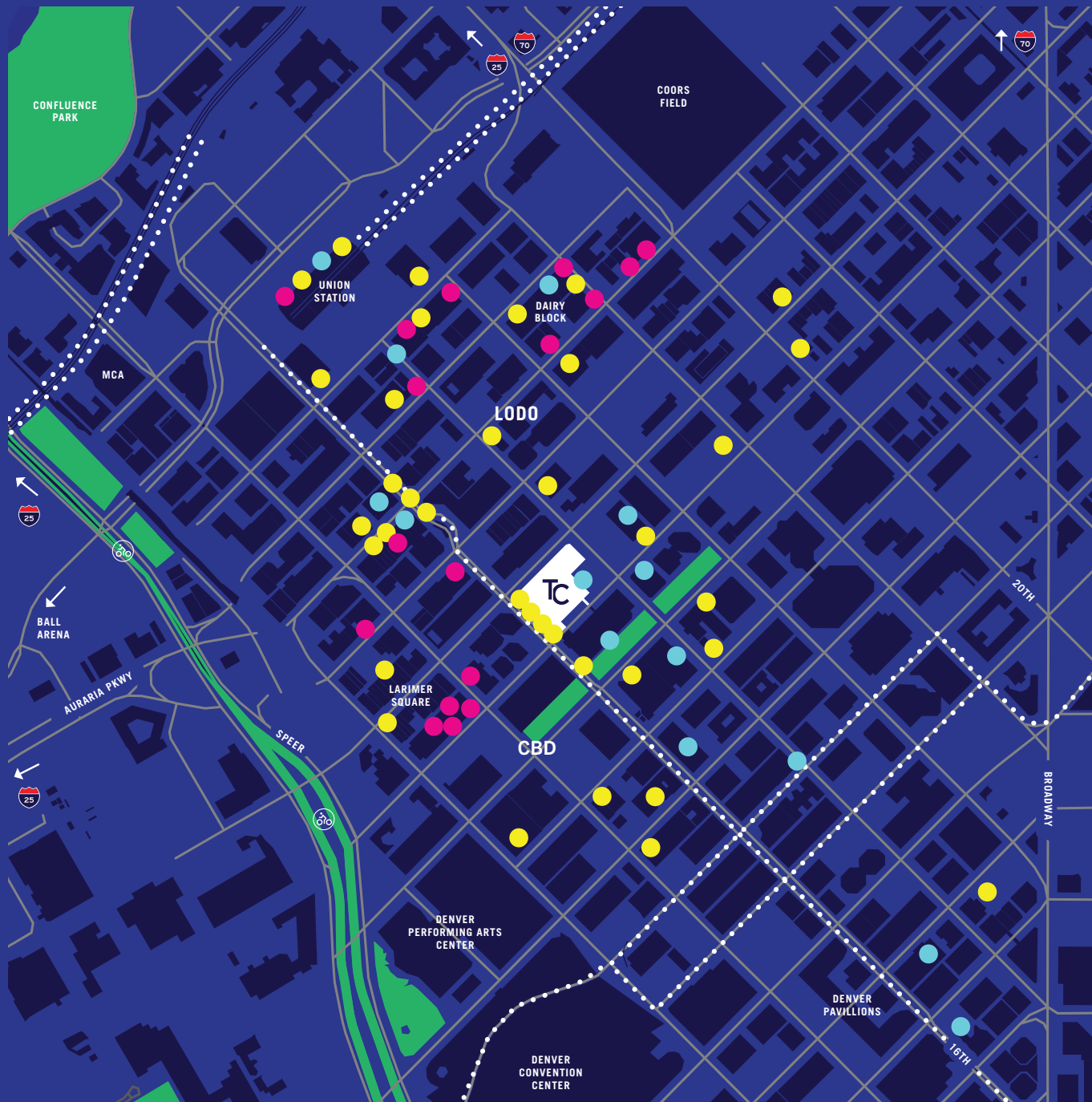
Tabor Center is part of a larger project that includes the Colorado Athletic Club, Denver's premier, full-service 40,000 SF athletic club featuring:

- Group fitness rooms
- Yoga, pilates, and spin classes
- Cardio and free weight areas
- 4 lane "saline" lap pool
- Personal training & massage services
- Cafe and juice bar

The Westin, one of Denver's finest hotels, is attached to Tabor Center, making business trips easy for visiting clients. Other amenities include several sought after restaurants and retailers.

- Cheesecake Factory
- Blue Agave
- Smash Burger
- Mellow Mushroom
- Whole Sol Blend Bar





ENJOY DOWNTOWN'S RICH AND VIBRANT CULTURE

Located at the confluence of Lower Downtown (LoDo) and the Central Business District, Tabor Center has easy access to the best dining, entertainment and commerce that the city has to offer.

At the Tabor Center you're walking distance from:

- Union Station (4 blocks)
- 60+ dining options (including Larimer Square)
- 45+ places for happy hour
- 10+ coffee shops
- 7+ parks / open spaces

MAP KEY

● DINING

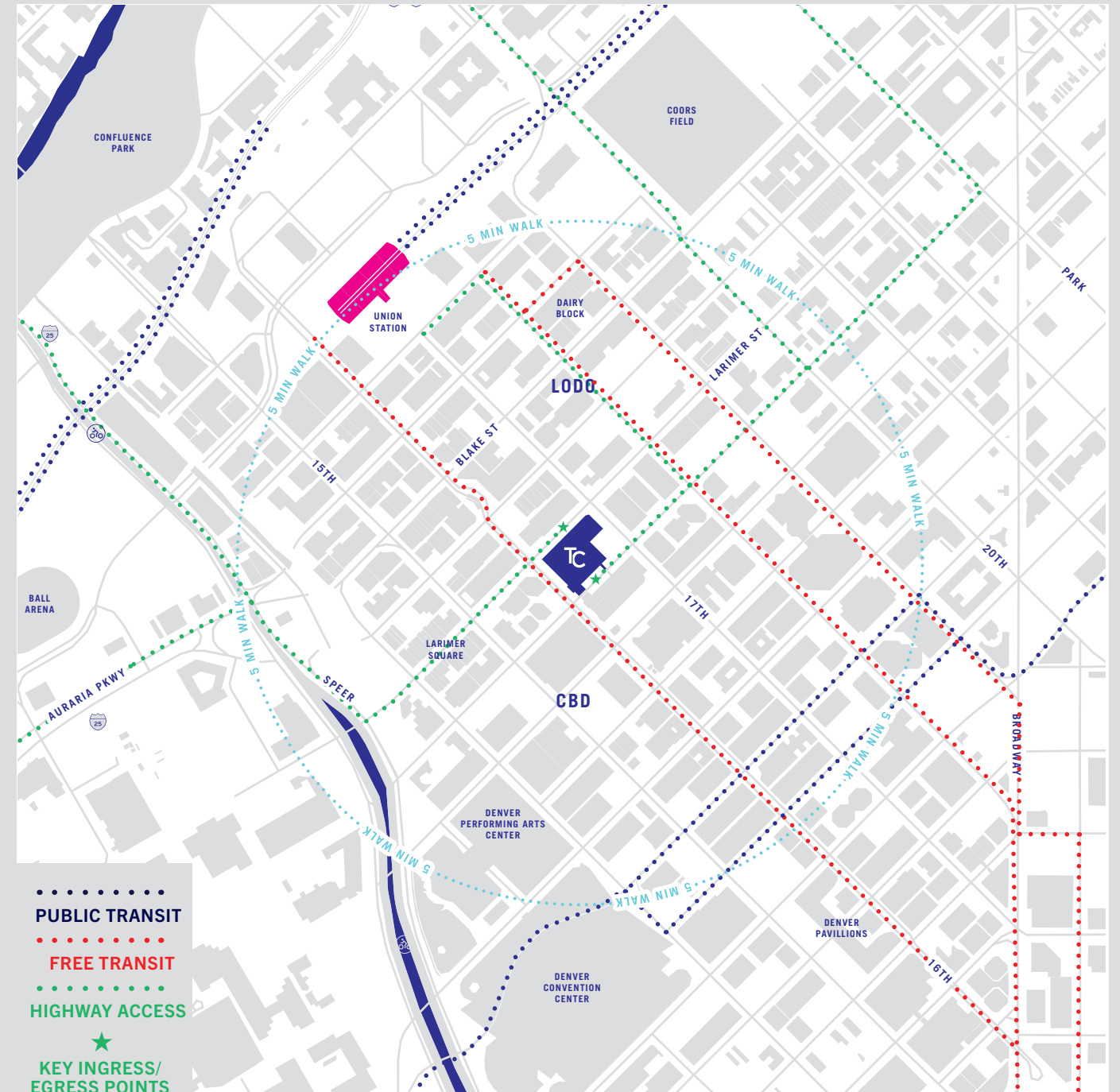
● HAPPY HOUR

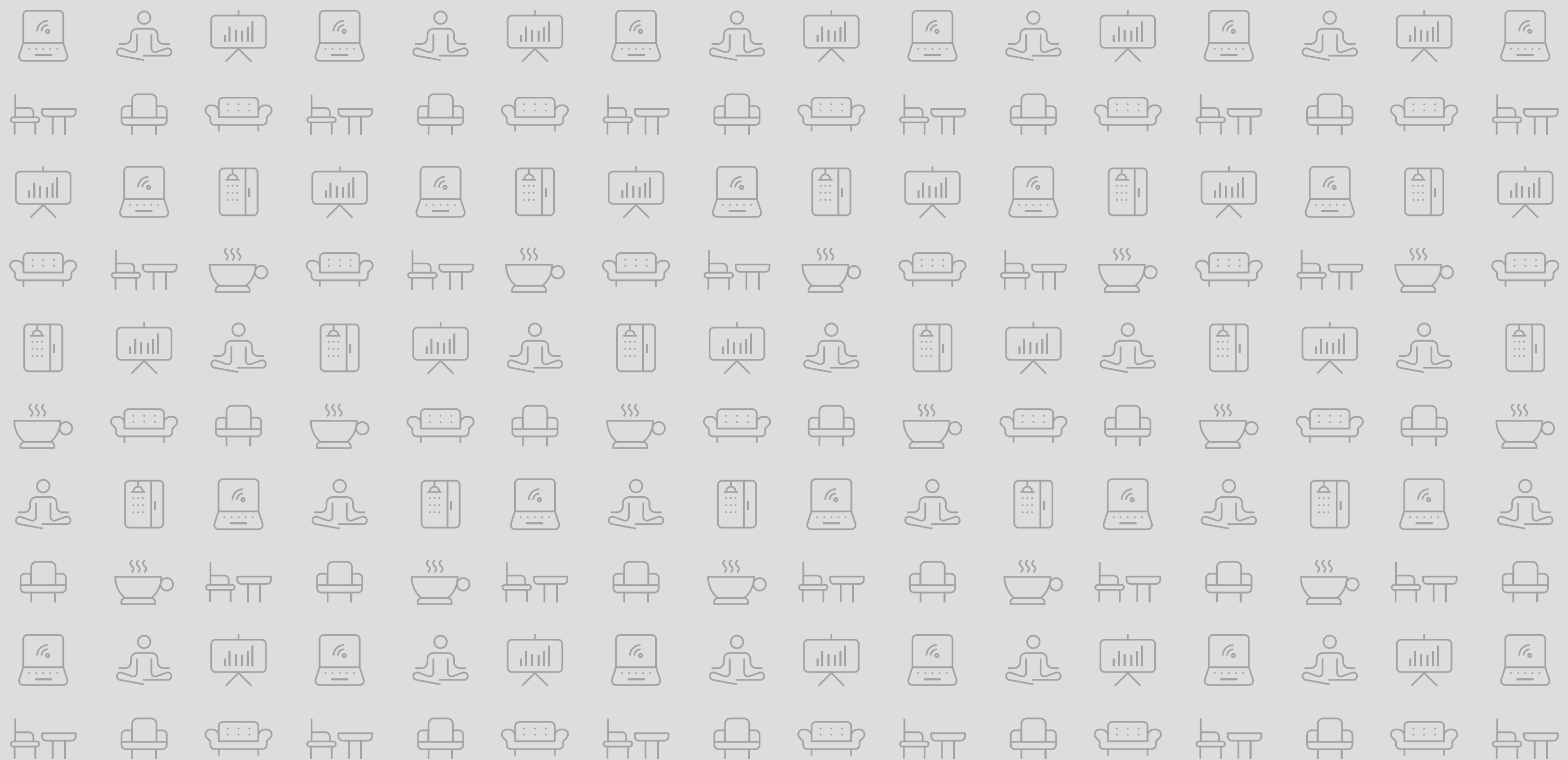
● COFFEE

EASY ACCESS

Whether you're commuting from outside of downtown or visiting from out of state, Tabor Center is easily accessible to all. With convenient access to major freeways and transportation options—including the RTD commuter rail system and Free Metro Ride—the Tabor Center's location is second to none.

- Direct connection to 16th Street Mall
- Easy walk to Light Rail
- Four blocks to Union Station
- Civic Center Station via Mall Shuttle
- Quick access to I-25
- Quick access to I-70





TABOR CENTER



**At Tabor Center you can truly have it all.
Get more out of your workday.**

TABORCENTERDENVER.COM

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