



STEEL HOUSE

3100 BRIGHTON



BUILDING OVERVIEW

Building Size	Floorplate
322,861 RSF	~45,000 SF
Floors	Year Built
12	2025

OUTDOOR SPACE

- Denver's Largest Outdoor/Indoor Ratio

AMENITIES

- 13,000 SF Park
- 7,500 SF Fitness Center
- Indoor/Outdoor Yoga Studio
- Tenant Lounge with Espresso Bar
- Conference Center

PARKING

- 1:8 : 1,000 SF
- 5 Level Podium Garage

SUSTAINABILITY

LEED Gold / WELL Gold

DEVELOPMENT TEAM



THE WORKPLACE OF TOMORROW



Strikingly contextual, the modern industrial design, echoing the heritage of the creative corridor of RiNo, erases the boundaries between the indoors and the outdoors.

- Exposed steel exterior with floor-to-ceiling windows.
- Dramatic ceiling heights with private outdoor terraces on all levels.
- Industrial steel framed windows with floor-to-ceiling glass.
- No boundaries between the indoors and the outdoors; in addition to 13,000 SF of programed outdoor space.



CLICK HERE TO WATCH

The Lobby:
High ceiling lobby, incorporating Biophilic design





DENVER'S MOST TRANSFORMATIVE AMENITY PACKAGE

Strikingly contextual, the modern industrial design, echoing the heritage of the creative corridor of RiNo, erases the boundaries between the indoors and the outdoors.

The Park: over 13,000 SF of multi-functional outdoor gathering space

The Gym: double-height sports court, climbing wall, and fitness center

Movement Studio: indoor/outdoor flexible fitness area featuring an outdoor Yoga terrace

The Commons: tenant lounge with an adjacent state-of-the-art, 100 person conference center

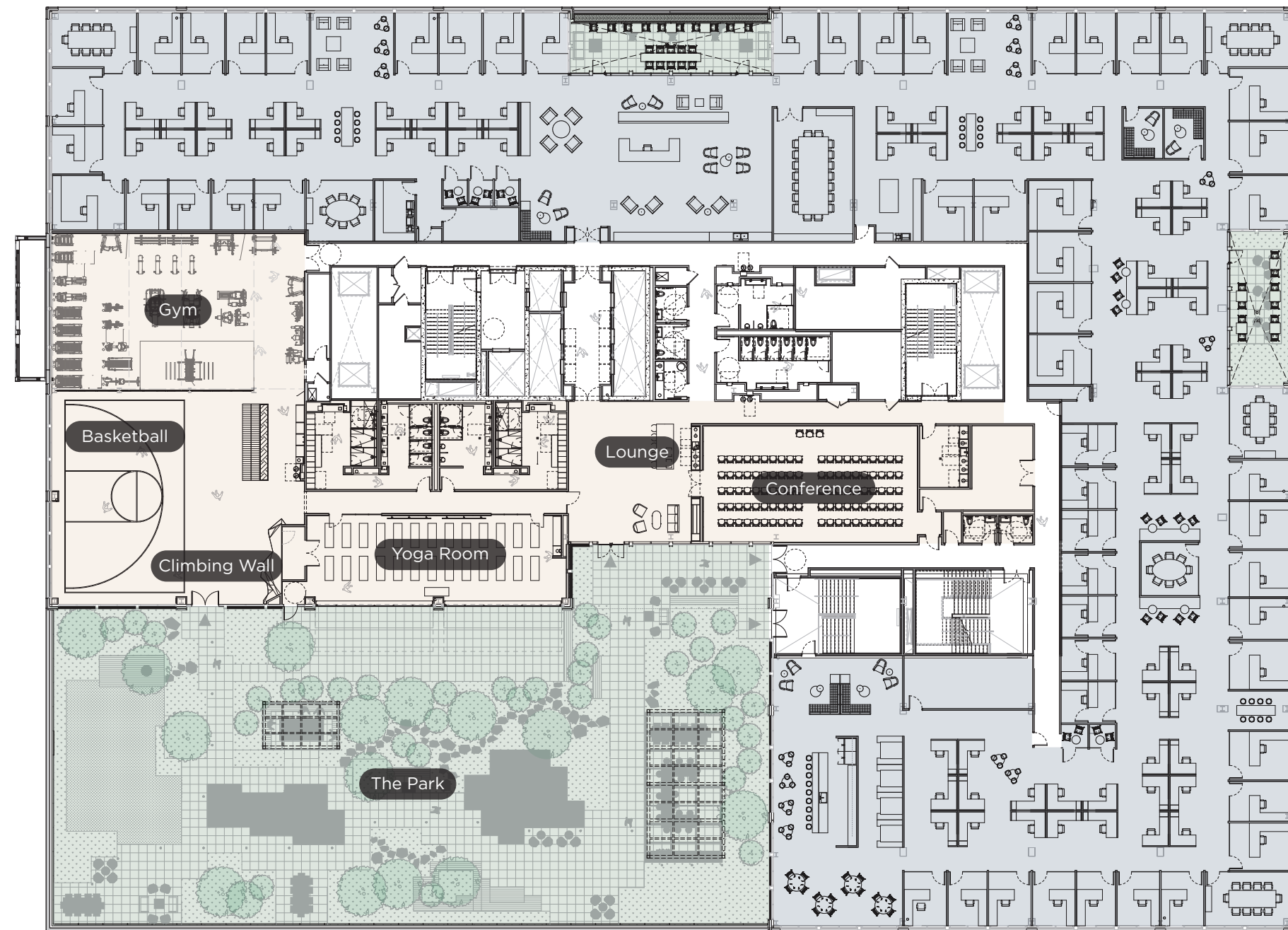


The Gym:
7,500 sq. ft. gym featuring a double height sports court and indoor climbing wall





The Movement Studio:
Master a pose, inside or out.



FLOOR 6
35,000 SF

AMENITY COLLECTION:
Half-court Basketball
Gym
Yoga Room
Climbing Wall

Tenant Lounge
The Park
Conference Center

WORKPLACE:
Employee Headcount: 121
SF Per Employee: 288 SF
Perimeter Offices: 37

Interior Offices: 17
Workstations: 66



THE BRIGHTEST HEADQUARTERS ADDRESS IN DENVER

Private Terraces:
Offering the largest indoor/outdoor ratio in RiNo



Transformative by nature, the workspaces are bathed in light with floor-to-ceiling windows and immediate access to private terraces.

11' floor-to-ceiling divided light window walls

+ 14' floors (11'6" finished ceiling heights)

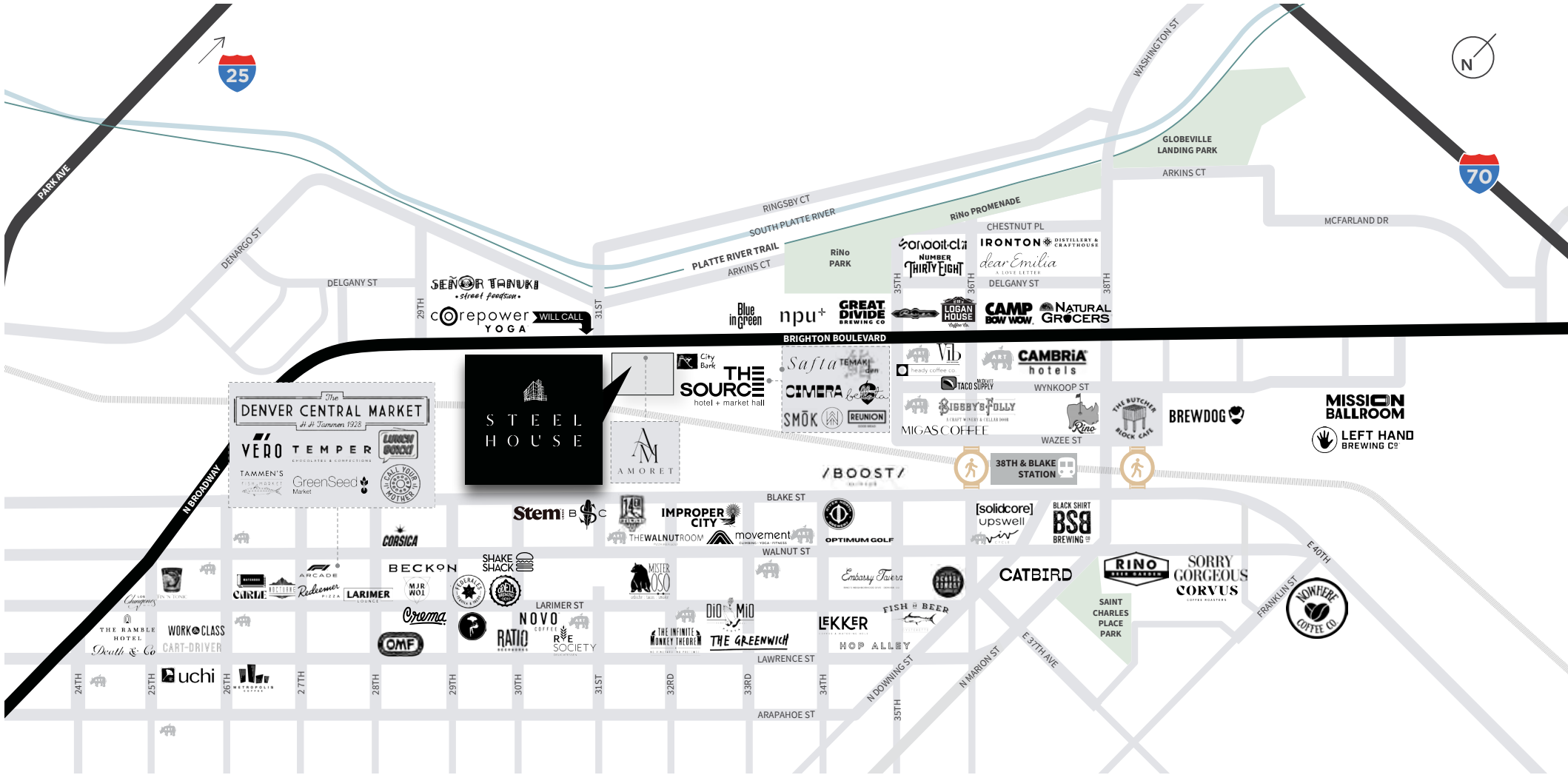
Spacious terraces that are fully outfitted with water, gas, and A/V outputs

Flexible floor plates ranging in size from 32,000 SF to 48,000 SF

RiNo

This is right where you want to be, at the creative and inspiration corridor in the most livable city in the United States. Where 300-days of sunshine and breathtaking mountain vistas frame a creative community of makers, thinkers and innovators.

Steel House is strategically located on Brighton Boulevard, the hub of the fastest growing residential neighborhood in Denver, surrounded by destination hotels, groundbreaking restaurants, and forward-thinking corporate headquarters including HomeAdvisor, VF Outdoor, AEG and BOA Technologies.



FOOD AND BEVERAGE

70+ RESTAURANTS
35+ BARS AND NIGHTLIFE
20+ COFFEE SHOPS & CAFÉ
20+ BREWERIES, DISTILLERIES

HOTELS

8 HOTELS

ACCESS

94/95 WALK/BIKE SCORE
30 MIN TO DIA
5th BUSIEST INTERNATIONAL AIRPORT IN THE U.S.

VITALITY

45,000 RESIDENTS WITHIN 1 MILE



STEEL
HOUSE

3100 BRIGHTON

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