

WELLS FARGO CENTER

1700 LINCOLN



DENVER'S ICON





One of downtown Denver's most desirable business addresses, Wells Fargo Center is a 52-story Class A office tower commanding an iconic presence on the Denver skyline. Tenants delight in spectacular views of the Mile High City and the Rocky Mountain Front Range, and the building's vibrant location provides easy access to all Denver has to offer. Parks and civic centers providing rich cultural experiences are just a stroll away.



17TH & LINCOLN



SIGNATURE BUILDING

Wells Fargo Center's signature red granite topped by a double-curved roof is commonly referred to as the "Cash Register Building". Large square windows frame spectacular views of the Mile High City and the Rocky Mountain Front Range.

The building's established Uptown location offers easy access to major freeways and a variety of public transportation alternatives, making commuting easy and convenient. Large floor plates offer flexible layouts for all tenants, while on-site amenities maximize workplace convenience.

- Sweeping views of the Mile High City and the Rocky Mountain Front Range
- Direct ingress and egress to Interstate 25 and Interstate 70
- Close proximity to Civic Center Station and the RTD light rail transit system, shopping, dining, hotels and entertainment
- On-site 12 level parking garage with secure access to the building via an underground tunnel

SUPERIOR AMENITIES

Wells Fargo Center offers a variety of on-site amenities:

- The 1700 Club features a fitness center, group fitness room, sauna, tenant lounge and kitchen area, WiFi and advanced A/V, quiet rooms, and collaboration areas
- 24-hour on-site exercise facility with state-of-the-art cardio and strength training equipment
- Conference and training rooms
- Tuscany Café offers handcrafted espresso beverages, and quick breakfast and lunch menus for tenants on-the-go
- Controlled-access Parking Garage with direct connection to the building
- The Smiling Moose and Poke Concept restaurants provide convenient on-site food options
- Postal services, FedEx and a shoeshine
- Fully-equipped secured bike storage room with repair station and day lockers
- Zagster tenant-only bike share
- LEED® Platinum EBOM
- Certified Gold WiredScore
- ExteNet Distributed Antenna System





VIBRANT NEIGHBORHOOD

Tenants benefit from Wells Fargo Center's Uptown location with access to major freeways and transportation alternatives, including the RTD light rail system, Free Metro Ride, and regional bus routes. In addition, there are more than 50 restaurants within walking distance from Wells Fargo Center. Sports and concert venues including Pepsi Center and Coors Field, and Mile High Stadium are within a few minutes drive or bus ride.

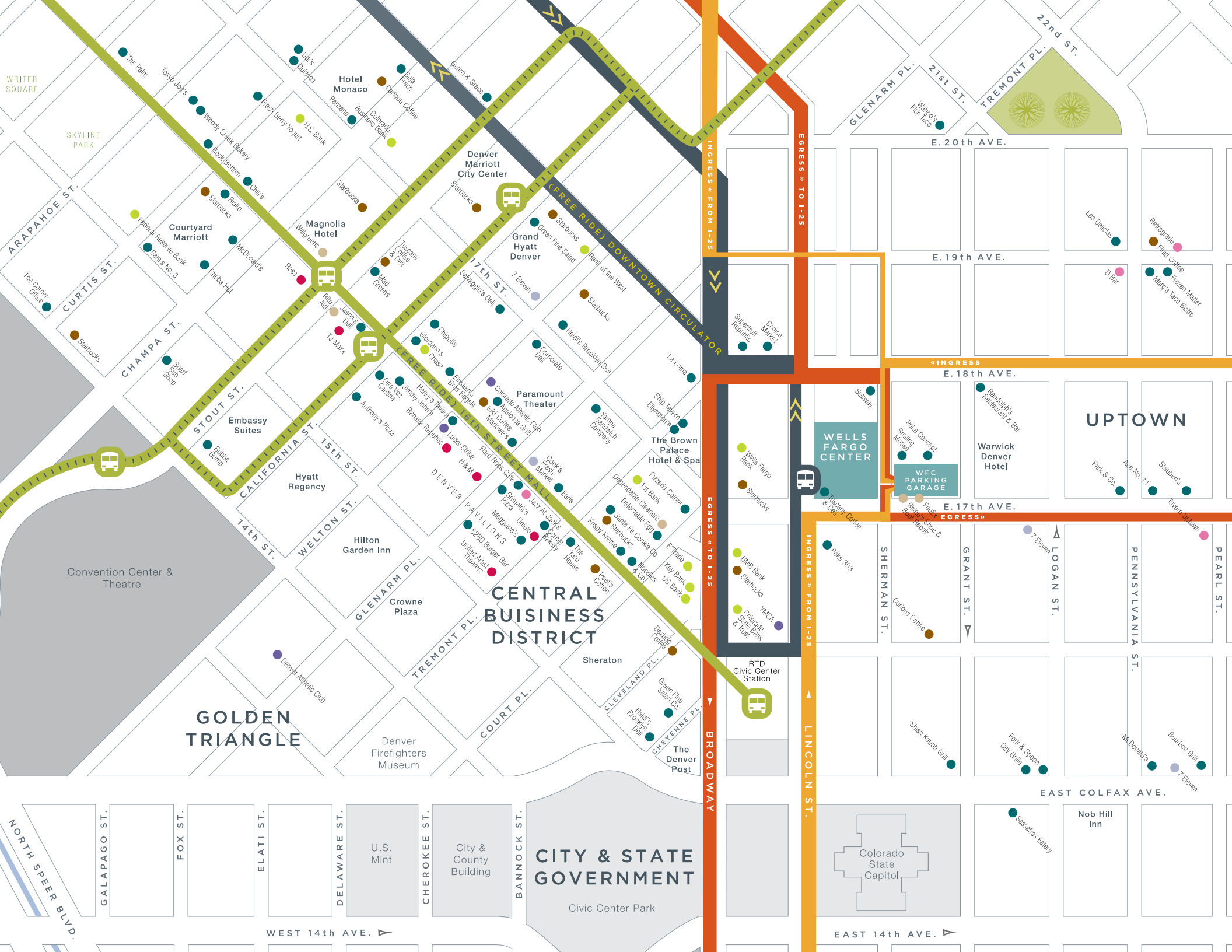
- Close proximity to 16th Street Mall and "Restaurant Row" on 17th Avenue
- Three blocks to government and financial centers, include the State Capitol Building
- 25 miles to Denver International Airport
- Steps to hotels, conference centers, dining, and retail shops



MAP KEY

- | | |
|--|--|
|  DINING |  PARKING |
|  COFFEE |  LIGHT RAIL |
|  SERVICES |  BUS STOP |
|  RETAIL |  BIKE LANE |
|  HOTELS |  INGRESS |
|  CULTURAL & ENTERTAINMENT |  EGRESS |





CENTRAL BUSINESS DISTRICT

GOLDEN TRIANGLE

UPTOWN

CITY & STATE GOVERNMENT

WELLS FARGO CENTER

WFC PARKING GARAGE

U.S. Mint

City & County Building

Colorado State Capitol

Nob Hill Inn

Civic Center Park

EAST 14th AVE.

WEST 14th AVE.

EAST COLFAX AVE.

E. 20th AVE.

E. 19th AVE.

E. 18th AVE.

E. 17th AVE.

22nd ST.

21st ST.

TREMONT PL.

GLENARM PL.

SKYLINE PARK

ARAPAHOE ST.

CURTIS ST.

CHAMPA ST.

STOUT ST.

14th ST.

15th ST.

WELTON ST.

GLENARM PL.

TREMONT PL.

COURT PL.

CHEYENNE PL.

CLEVELAND PL.

CLAYTON ST.

LOGAN ST.

PENNSYLVANIA ST.

PEARL ST.

W. 14th AVE.

N. 14th AVE.

NORTH SPUR BLVD.

GALAPAGO ST.

FOX ST.

ELATI ST.

DELAWARE ST.

CHEROKEE ST.

BANNOCK ST.

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ART + LIGHT

A new media installation by ESI Design and new artwork by Enoc Perez are on permanent display at Wells Fargo Center.

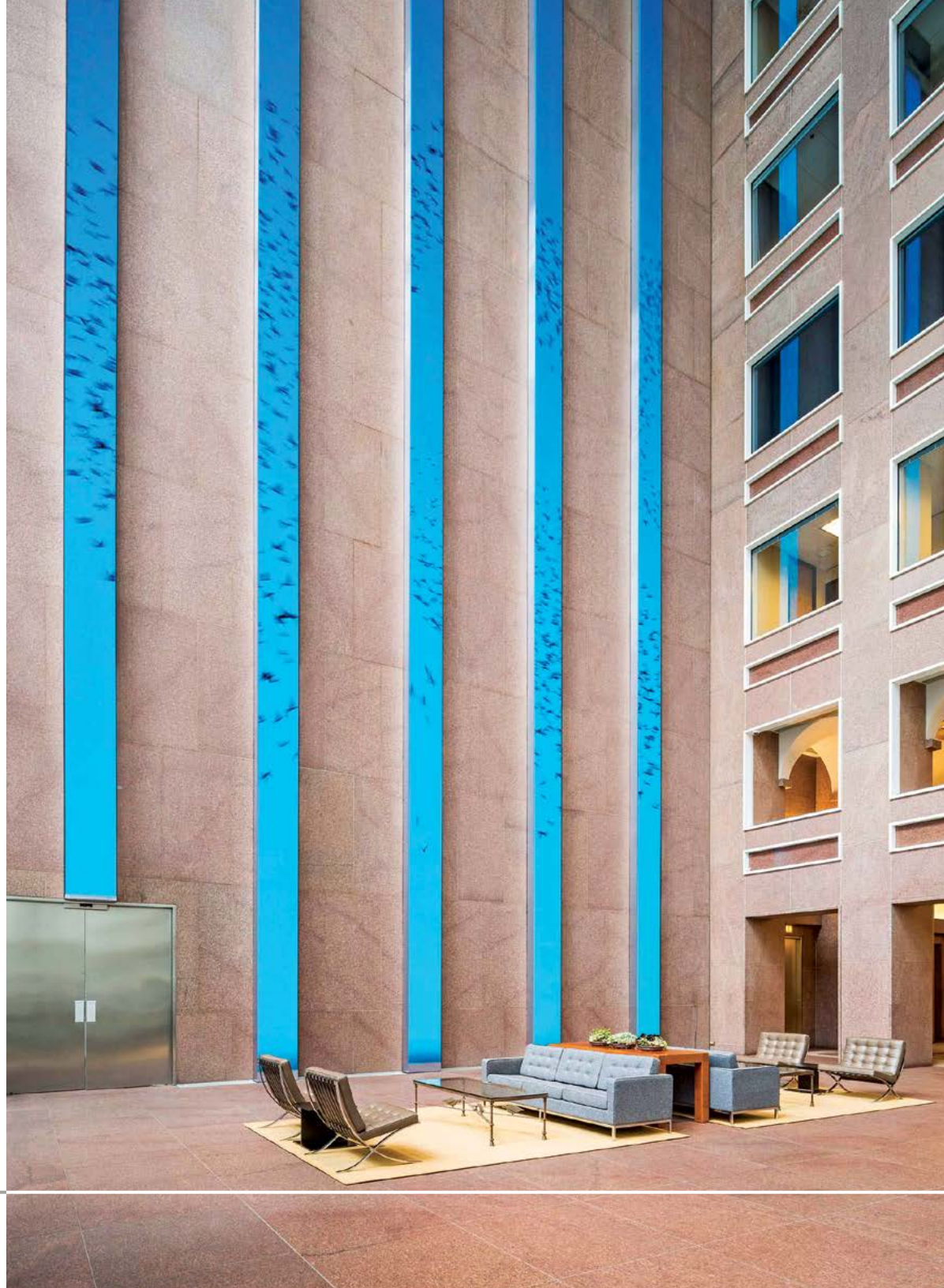
Artist Enoc Perez has created an original collection of paintings and sculptures in the building's main lobby. The series interprets the building architecture in many shapes and forms.

ESI Design has created a dramatic 90' high digital art experience in the building's atrium space. Beautiful digital imagery flows through the five display slices with fluid motion—a striking and mesmerizing experience.

Take a moment and check out these art installations only at Wells Fargo Center in Denver.

- Original collection of 14 paintings and 5 sculptures by artist Enoc Perez
- Dramatic 90' digital art experience by ESI Design





OFFICE PLAN

- OFFICES: 43
- CONFERENCE ROOMS: 4

TOTAL HEAD COUNT: 50

SF PER EMPLOYEE: 478

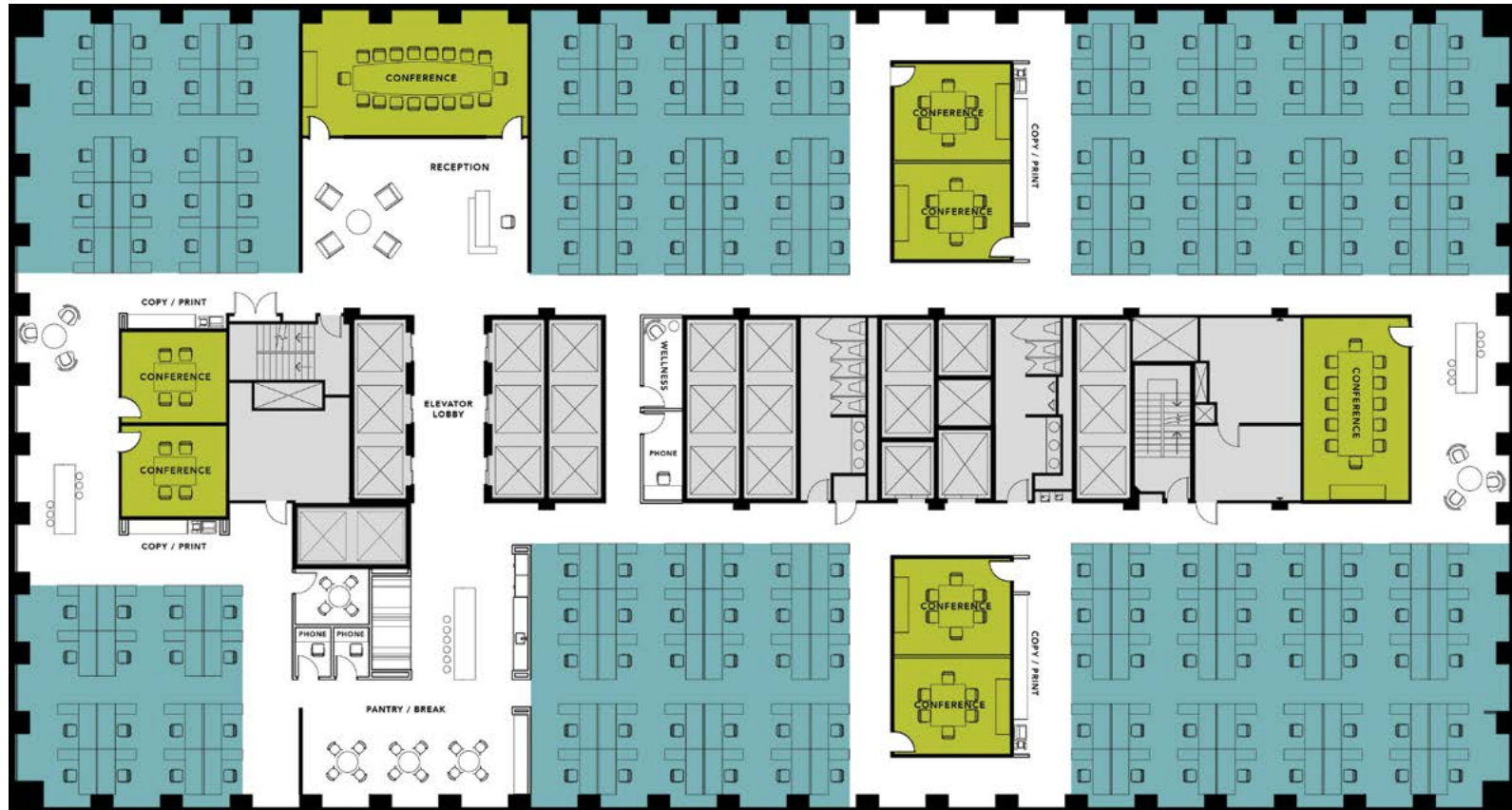


OPEN PLAN

- WORK STATIONS: 176
- CONFERENCE ROOMS: 8

TOTAL HEAD COUNT: 177

SF PER EMPLOYEE: 135



BUILDING FACTS



VIEWS

- Generous 9 foot finished ceiling heights with floor-to-floor heights of 13 feet, and wide windows offer unobstructed panoramic views of downtown Denver and the Rocky Mountain Front Range.



HVAC

- Central chilled water plant that provides chilled water to two multi-zone air handlers on each floor
- Air handlers are constant air volume with electric reheat on the perimeter. Each air handler has seven zones, five exterior and two interior, and a capped-off zone for future needs
- Four 900 ton Marley cooling towers are located on the roof of the parking garage



ELEVATORS

- New connectivity
- MCI metro
- Benefits include reduced travel time and 40% energy savings
- Two freight elevators



POWER SOURCES

- Redundant power sources and energy management systems ensure maximum efficiency and productivity



CONTROLLED ACCESS

- After-hours proximity card readers and 24/7 manned security offers tenants the utmost peace of mind and safety



CONNECTIVITY

- Fiber and cable providers include AT&T, Cogent, Comcast, Direct TV, Level 3, Time Warner, CenturyLink, XO Communications, and Yipes Communications
- ExteNet Distributed Antenna System for enhanced wireless connectivity



PARKING

- The building's parking garage offers 12 levels of parking with direct building access through controlled-access underground tunnel.





GATHER



COURTYARD



SUSTAINABILITY

Wells Fargo Center is ENERGY STAR® rated and has achieved LEED Platinum® certification. Building upgrades and retrofits improve energy efficiency, conserve resources, and reduce operating expenses. Recycling and composting programs reduce building waste at all levels.

- Progressive green cleaning program provides a safe and sustainable work environment
- On-site recycling programs divert more than 50% of building waste
- Facilities for bike commuters include showers, locker rooms, and towel service



Brookfield Properties

WELLS FARGO CENTER

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