

1144



1144FIFTEENTH.COM



A BOLD NEW EXPRESSION OF WHAT
BUSINESS SPACE SHOULD BE

A higher order of office space

1144 Fifteenth will be the first Class A office tower to rise above Denver in more than 30 years. Developed by Hines, soaring 40 stories, 1144 Fifteenth further elevates the Mile High City as one of the capitals of 21st Century business.



A FORTRESS
OF ALTITUDE

Design

In the design of 1144 Fifteenth, the internationally acclaimed architects of Pickard Chilton have fashioned the spirit of Denver into a soaring crystal alloy of steel and art. 10 foot tall floor-to-ceiling windows reflect the beauty of the mountains and the cityscape, while admitting copious amounts of light into efficient workspaces. The two blades of 1144 Fifteenth's contoured vertical sections provide a distinctive, flexible floor plan which affords a near-infinite number of office set-ups.

INSPIRED BY NATURE.
REALIZED BY **Hines**

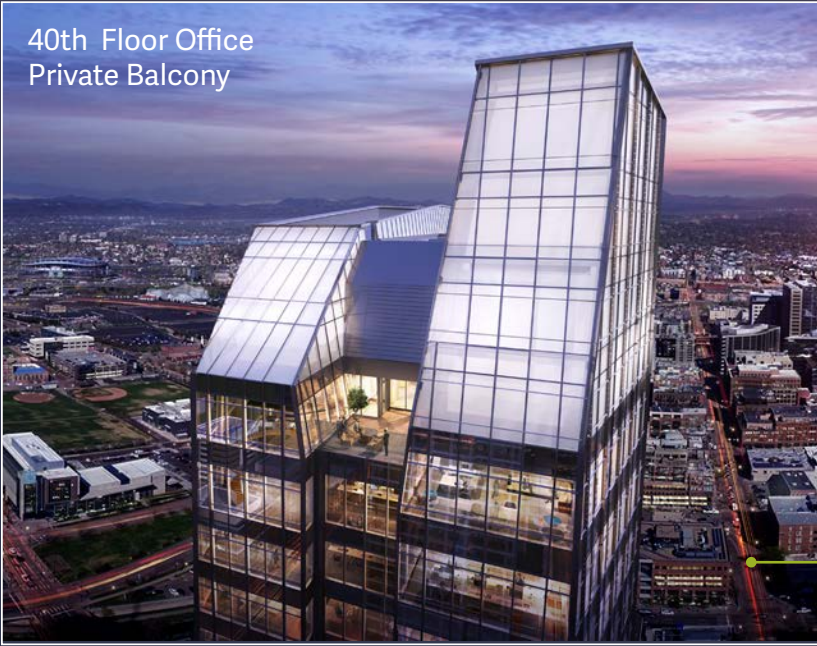


Features

Exclusive to 1144 Fifteenth tenants is an office space whose amenities call to mind a luxury hotel: a gracious lobby, a 5,000 square foot fitness center, Denver's first office "living room," lounges, ample breakout space, and tastefully appointed places to unwind, gather, and relax.

But the pace of technology never overshadows a dominant aesthetic of green terraces, observation decks, and the high plains sunlight that all combine to make 1144 Fifteenth an ideal place to work, and to astound your clients.

40th Floor Office
Private Balcony



14th Floor Conference Facility Terrace

Command the horizon

The 14th Floor Terrace is the perfect space to enjoy the jaw-dropping views and host end-of-day get-togethers or meetings that will impress your clients.

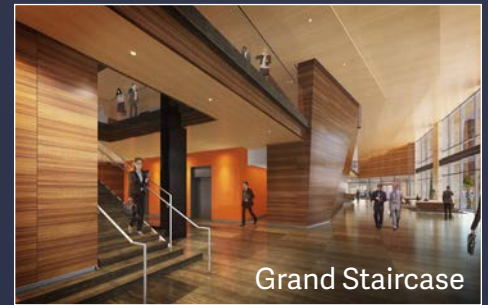
Ceiling unlimited

Crowning the innovated indented "blades" of its 40 stories is 1144 Fifteenth's sheltered rooftop garden, whose design recalls a multifaceted crystal extracted from the mountains themselves. It is a landscaped microcosm of green and glass offering ample seating and matchless views from a perch of 600 feet above the city.

MOST UNCOMMON COMMON SPACES

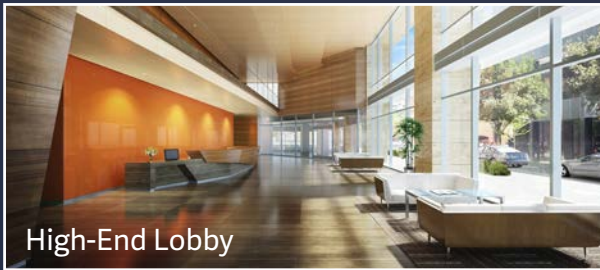


Mezzanine Level
Collaboration Style "Living Room"

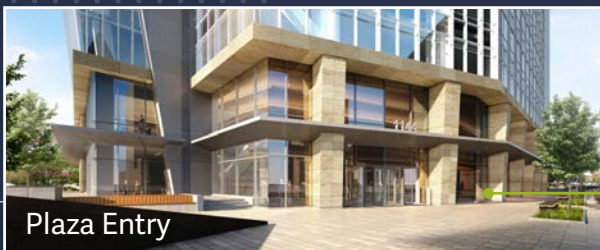


Grand Staircase

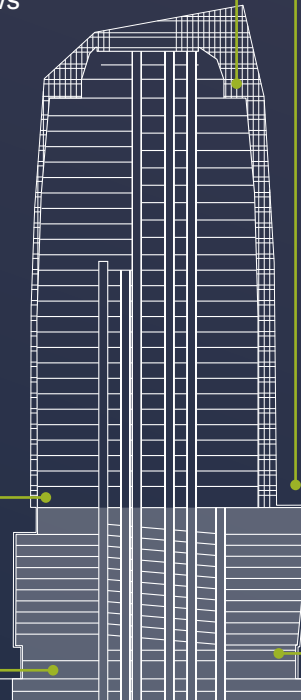
OFFICE SPACE STARTS ON THE 14TH FLOOR



High-End Lobby



Plaza Entry



Features

| | |
|--------------------------|-------------|
| Levels | 40 |
| Finished Ceiling Heights | 10' - 15' |
| Parking Ratio | 1.3 : 1,000 |
| Building Height | 608' |
| Total RSF | 670,000 |



FROM HERE,
EVERYONE'S A VISIONARY

Innovation

An office that's also a destination. Hines has created a new kind of office space, a workplace that must be experienced.

1144 Fifteenth is a LEED® Gold Certified workplace, with a state-of-the-art mechanical system and a 10% higher energy efficiency rate than rival structures. The destination dispatch elevators utilize optimization technology to group passengers for maximum efficiency.

MAKING LIGHT WORK

Increased Workplace Productivity

Increased Energy Efficiency

Finished Ceiling Heights
10'-0"



Increased Quality
State-of-the-art mechanical systems.



CORE

42' Core to Facade

Light Fantastic

The tonic effect of ample daylight on health, mood, and morale is well established.

Hines strove to establish Denver's broad daylight as a cornerstone of 1144 Fifteenth's design.

MORE LIGHT TO THE CORE

The 10 foot height of 1144 Fifteenth's glass allows more sunlight deeper into the building, maximizing the reach of the Denver sun throughout the year.

Finished Ceiling Heights
10'-0"



1144 Fifteenth

Finished Ceiling Heights
8'-6"



Average Denver Building

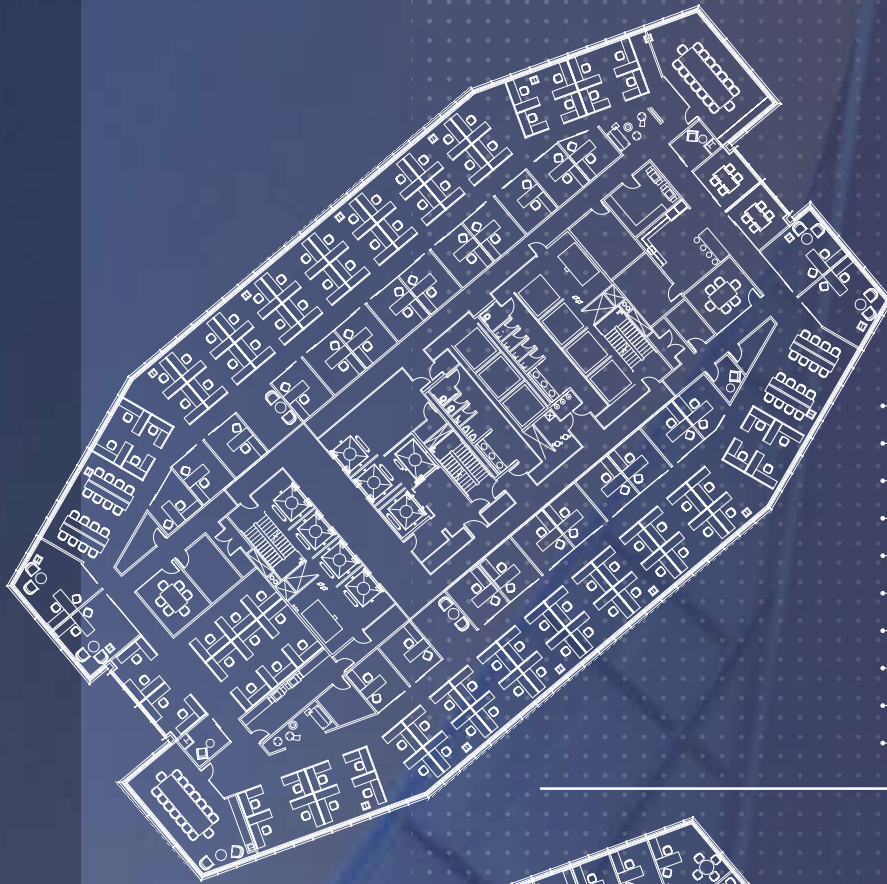


A CORNER OFFICE VIEW,
FROM EVERY OFFICE



Availabilities

For law offices and investment firms, for tech firms, energy companies, and creative powerhouses, these floor plans merely hint at what can be accomplished within the wide-open, flexible working expanses offered at 1144 Fifteenth.



LVL.
14-26

HYPOTHETICAL OPEN LAYOUT

Total 25,000 RSF



Features

| | | | |
|------------------------|-----|----------------------|---|
| Employees per SF | 164 | | |
| Touchdown Workstations | 32 | Informal/Open Huddle | 2 |
| Workstations | 93 | Wellness Room | 1 |
| Standard Offices | 23 | Mail/Copy | 1 |
| Large Offices | 4 | Break Room | 1 |
| Large Conference | 2 | Filing | 2 |
| Medium Conference | 2 | Storage | 4 |
| Huddle (Closed) | 2 | Copy/Print | 1 |
| Phone | 2 | Server Room | 1 |



Flexibility
12 corner offices

LVL.
27-40

HYPOTHETICAL TRADITIONAL LAYOUT

Total 25,000 RSF



Features

| | | | |
|------------------------|-----|----------------------|---|
| Employees per SF | 194 | | |
| Touchdown Workstations | 16 | Informal/Open Huddle | 2 |
| Workstations | 80 | Wellness Room | 1 |
| Standard Offices | 29 | Mail/Copy | 1 |
| Large Offices | 4 | Break Room | 1 |
| Large Conference | 2 | Filing | 2 |
| Medium Conference | 3 | Storage | 3 |
| Huddle (Closed) | 4 | Copy/Print | 1 |
| Phone | 2 | Server Room | 1 |

Bay Depths
41' - 44'

Finished Ceiling Heights
10'



Location

With its prime CBD location amidst the cultural and culinary riches of the historic Larimer Square and LoDo District, as well as its easy access to main roads and Denver International Airport, **1144 Fifteenth is a destination within a destination.**



Contact

James Roupp
+1 303 217 7947
james.roupp@am.jll.com

Michael Crane
+1 303 260 6533
michael.crane@am.jll.com

Andy Ross
+1 303 260 6504
andy.ross@am.jll.com

