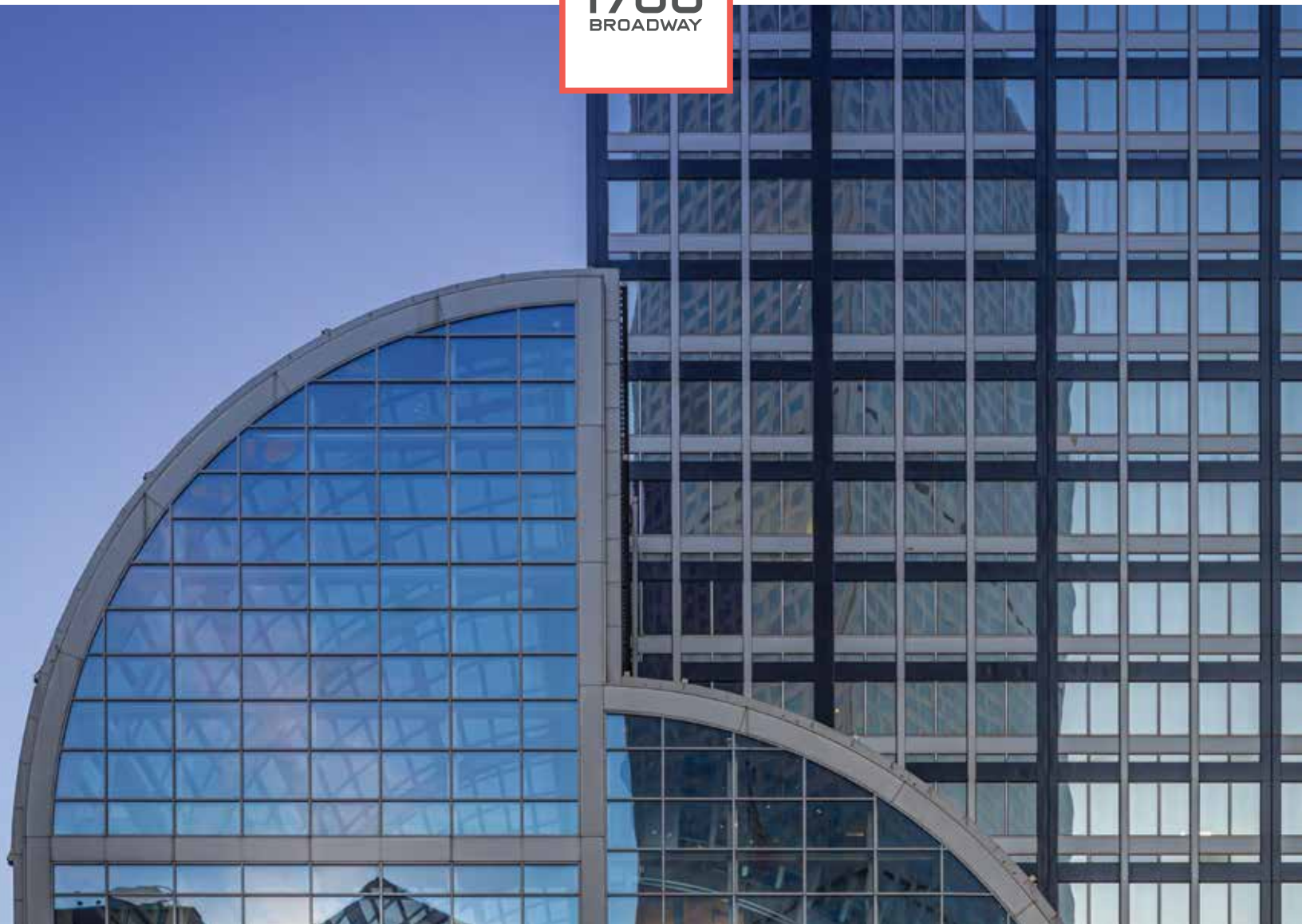


HISTORY REPEATS.

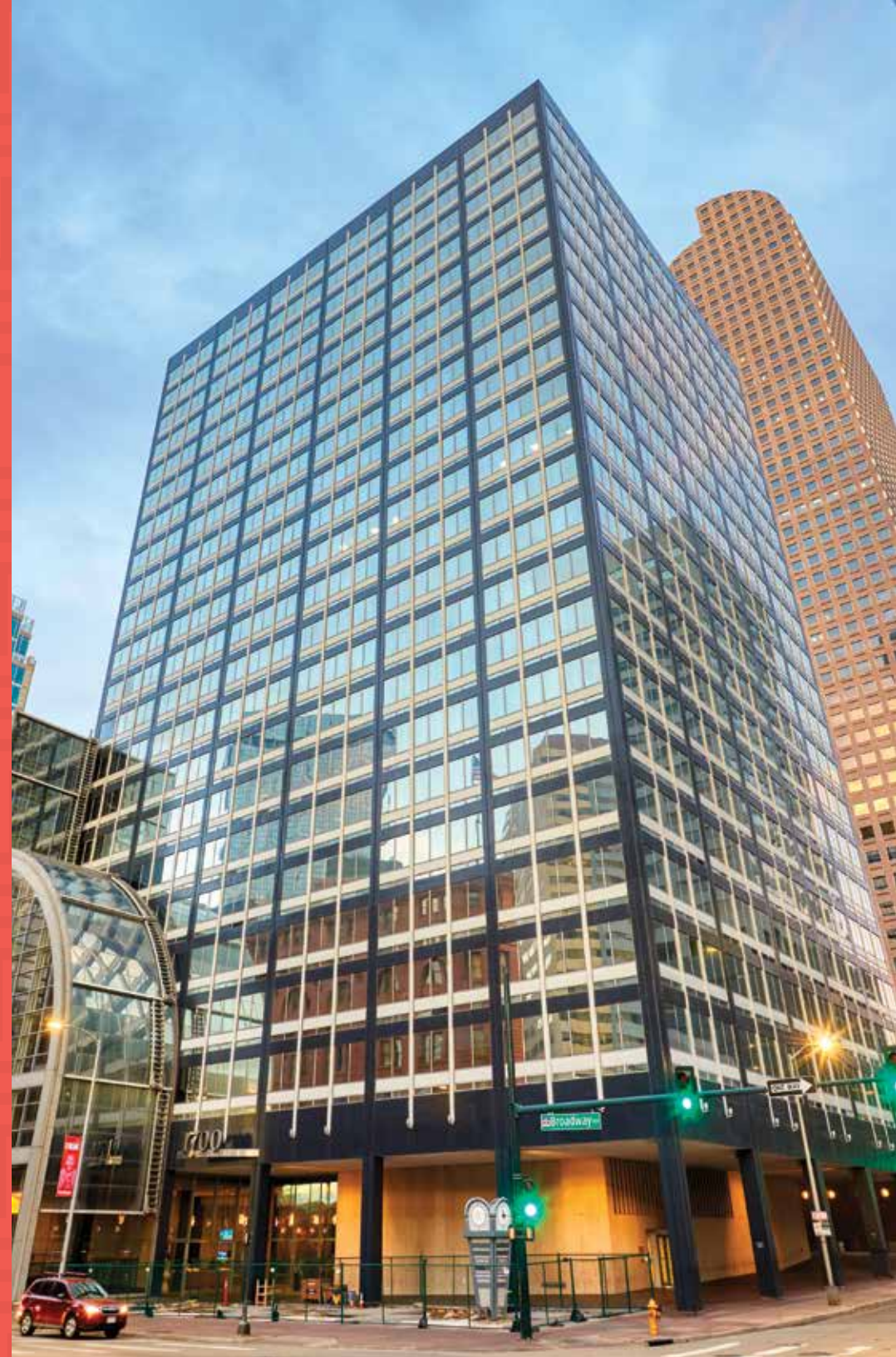
DENVER'S FIRST HIGH RISE
**REDEFINES
MODERN
WORKSPACE**

1700
BROADWAY



DOWNTOWN DENVER'S NEW URBAN CAMPUS

- › **TRANSFORMED URBAN CAMPUS EXPERIENCE** Large-scale renovations are underway that will transform the building experience into a welcoming urban campus
- › **COMMUNITY SOCIAL HUB** Next door to scores of office buildings and residential towers, 1700 Broadway's public spaces have been reimagined to include new places to eat, sip and mingle for tenants and locals alike
- › **MORE MILLENNIAL HOUSEHOLDS HERE** Upper Downtown offers a hip, urban lifestyle and affordable rents that attract the millennial workforce
- › **NEW HOSPITALITY-STYLED AMENITIES** Designed to keep creative teams at peak performance with spaces to collaborate, recreate and relax
- › **ACCESS FOR ALL** Excellent transportation options and multi-modal access nearby
- › **ICONIC ARCHITECTURE** Designed by renowned architect I.M. Pei



“Life is architecture

*and architecture is the
reflection of life”*

-I.M. PEI, ARCHITECT



I.M PEI ARCHITECT

DESIGNED BY I.M. PEI

1700 Broadway was the renowned architect's first high rise office commission.



1700 BROADWAY CIRCA 1954

CONSTRUCTION UNDERWAY

erecting the building's steel and concrete structure. Brown Palace is shown in the background.



1700 BROADWAY CIRCA 1956

BUILT IN 1956 AS MILE HIGH CENTER,

the building was Denver's first high rise at that time.

TRANSFORMATION UNDERWAY

With over 60 years of heritage, this 22-story tower was downtown Denver's first modern high-rise. Reimagined in 2020 for modern workspace, 1700 Broadway returns as downtown Denver's innovative urban campus.

- **AN URBAN CAMPUS FOR TENANTS + THE COMMUNITY**
Surrounded by the largest millennial workforce in Denver, 1700 Broadway's public gathering space will soon be the community's new go-to social hub offering new food and drink makers, entertainment, and programmed events creating a vibrant social scene
- **NEW HOSPITALITY-STYLED AMENITIES** Designed to simplify and rejuvenate ambitious lifestyles
- **SHIFT, A NEW TENANT AMENITY PROGRAM OPERATED BY BEACON CAPITAL PARTNERS** Enriches employees' work-life by bringing new classes, events, and perks with offerings like yoga classes and lunch & learns to 1700 Broadway



ATRIUM / LOBBY BAR

AMENITIES THAT BALANCE WORK AND WELL-BEING

- **CONFERENCE CENTER** Flexible space that accommodates up to 97 people
- **TENANT LOUNGE** A luxurious environment for work and relaxation
- **SPA-LIKE FITNESS CENTER** With locker rooms and showers is a welcomed respite to rejuvenate the soul
- **YOGA STUDIO** A spacious setting for group and personal training sessions
- **SHIFT** An employee amenity program operated by Beacon Capital Partners, offers enrichment classes and programs designed to make your day more productive and fun
- **SECURE BIKE ROOM** Accommodates the commuting workforce
- **ABUNDANT ON-SITE PARKING** With EV charging stations
- **ON-SITE CAFÉ AND RETAIL** Places and spaces to grab a bite, meet a friend for coffee, or run that last minute errand right downstairs



TENANT LOUNGE



FITNESS CENTER



YOGA STUDIO



ON-SITE CAFE



CONFERENCE CENTER



BIKE ROOM



ON-SITE RETAIL



ON-SITE PARKING





MODERN WORKSPACE

- **FLEXIBLE FLOOR PLATES** Efficient 20,000 SF floor plates accommodate open plan and private office scenarios
- **EXPANSIVE WINDOW LINE** Floor-to-ceiling windows afford beautiful Rocky Mountain and city views
- **8 SPEC SUITE OPTIONS** Ranging in size from 2,500 to 6,500 SF
- **20,000 SF FULL FLOOR SPEC SUITE**
- **40,000 SF TWO-FLOOR OPPORTUNITY** Contiguous space with interconnecting staircase
- **165,000 SF BIG BLOCK OPPORTUNITY** Floors 16-23 of contiguous space
- **PURSUING LEED® GOLD CERTIFICATION**



ATRIUM STAIRS

HEART OF DOWNTOWN

Located at the confluence of Upper Downtown and Uptown neighborhoods

- **ADJACENT 16TH STREET MALL AND “RESTAURANT ROW”**
- **50+ LOCAL-TO-GLOBAL RESTAURANTS**
- **STEPS TO OVER A DOZEN TOP HOTELS** Including Grand Hyatt, Hilton, AC Hotel Denver and more
- **POPULAR RETAIL DESTINATIONS ARE STEPS AWAY**
Including 16th Street Mall, the Denver Pavilions and a myriad of artisan shops and boutiques
- **NEW PEDESTRIAN-FOCUSED IMPROVEMENTS PLANNED FOR UPPER DOWNTOWN** Including green streets and boulevards, dedicated bike lanes, pocket parks, and recreational amenities
- **CIVIC CENTER STATION IS ONE BLOCK AWAY** One of RTD’s busiest regional bus transit centers



92

TRANSIT SCORE

98

WALK SCORE

90

BIKE SCORE

Upper Downtown Plan Framework

Upper Downtown Plan Framework

-

BROADWAY / LINCOLN CROSSING



KENMARK PLAZA



16TH STREET MALL



- EAT + DRINK
- SHOPPING
- COFFEE
- SERVICES + BANKING
- FITNESS

CITY & STATE
GOVERNMENT

CIVIC CENTER PARK


COLORADO
STATE
CAPITOL

CAPITOL HILL



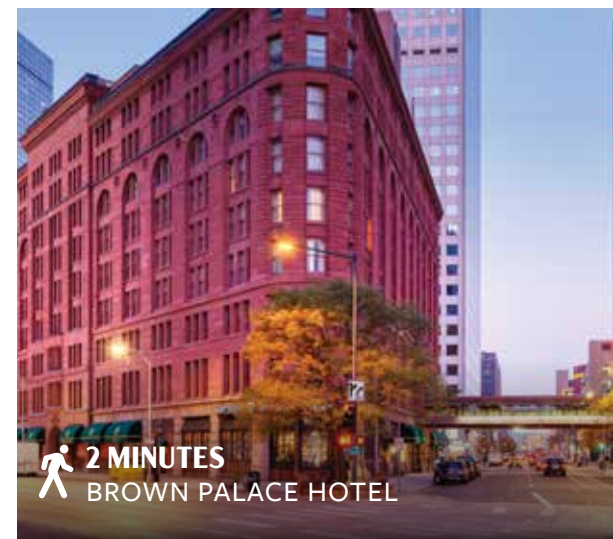
 5 MINUTES
DENVER PAVILIONS



 8 MINUTES
STEUBEN'S



 8 MINUTES
ACE EAT & SERVE

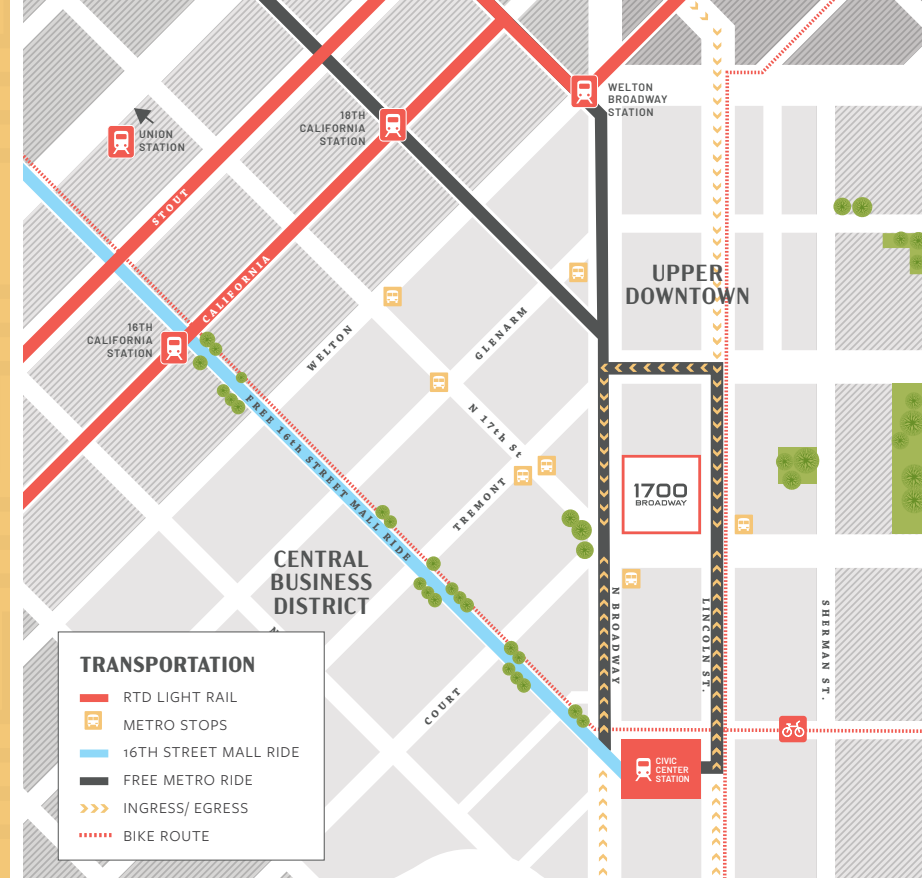


 2 MINUTES
BROWN PALACE HOTEL

ACCESS FOR ALL

Tenants benefit from 1700 Broadway's Uptown location with access to major freeways and transportation alternatives, including the RTD light rail system, Free Metro Ride, and regional bus routes.

- **CIVIC CENTER STATION IS ONE BLOCK AWAY**
One of RTD's busiest regional bus transit centers
- **DIRECT UNION STATION ACCESS** On mall or connector
- **COLFAX BRT A SHORT WALK AWAY**
- **LIGHT RAIL FOUR BLOCKS AWAY**
- **16TH STREET FREE MALL RIDE WITHIN ONE BLOCK**
- **UNION STATION 7 MINUTES AWAY** On Free Metro Ride
- **QUICK ACCESS TO I-25 AND I-70**
- **BIKE LANES AND PROPOSED DEDICATED BIKEWAYS**



 **4 MINUTES**
CIVIC CENTER STATION

MILLENNIALS WORK WHERE THEY LIVE

1700 Broadway and Upper Downtown are the only CBD locations which are part of the highest concentration of Millennial population in the Metro Denver Area.

- **ABUNDANT TALENT POOL NEARBY**
- **MORE MILLENNIAL HOUSEHOLDS** Than any other Denver neighborhood
- **HIP, URBAN LIFESTYLE APPEAL**
- **MORE HOUSING OPTIONS** And moderate rents
- **GREAT CONNECTIVITY** And multi-modal access



MILLENNIAL POPULATION

2X HIGHER IN UPTOWN

LODO: 6,616
millennials / sq. mile
UPTOWN: 11,936
millennials / sq. mile



MULTI-FAMILY UNITS

3X EXISTING BUILDINGS IN UPTOWN

LODO: 13 buildings*
UPTOWN: 42 buildings

*does not include Ballpark area, just
0.3 mi radius of Union Station



AVERAGE ASKING OFFICE RENT

1.4X HIGHER IN LODO

LODO: \$42.04 FSG
UPTOWN: \$29.40 FSG



AVERAGE MULTI- FAMILY RENT*

1.9X HIGHER IN LODO

LODO: \$3,609 / month
UPTOWN: \$1,957 / month

*700-900 SF 1/1 pricing



AVERAGE 2019 OPEX EST

LODO: \$17.24 / SF
UPTOWN: \$13.69 / SF



**DISTINCTIVE WORKPLACES
DISTINCTLY DENVER**

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management. Beacon invests in high-potential office properties in core urban markets with highly-educated workforces. Beacon's hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives.

From Fortune 100 firms to the leading innovative and growth companies, Beacon's tenants are proud to call these distinctive workplaces home. Beacon has raised over \$13 billion in equity for nine investment vehicles since 1998 from a diverse investor group including endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 150 office investments with a projected total value of over \$38 billion (including leverage and JV partner equity). For more information, visit www.beaconcapital.com.



LEASING

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