

block
167

RETAIL



block
162

Denver's newest Class A office high rise is everything you've been looking for. 30 stories and 606,000 SF of highly efficient, column-free, state-of-the-art office space - designed to LEED Gold certification, with first-class exclusive tenant amenities including Denver's only Sky Terrace.

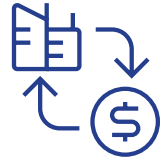
675 15TH STREET
DENVER, COLORADO
BLOCK162.COM



WHY BLOCK162



Retail sales up 8.2% in 2019



\$5.6B in tourism sales



Over \$1.3B invested in the office market



11 four-year colleges with over 160,000 students annually



Employment growth up 4.7% downtown



3rd best state for business



Over 700,000 total residents in Denver



17.3 million overnight visitors

AN EASY WALK TO ABUNDANT AMENITIES

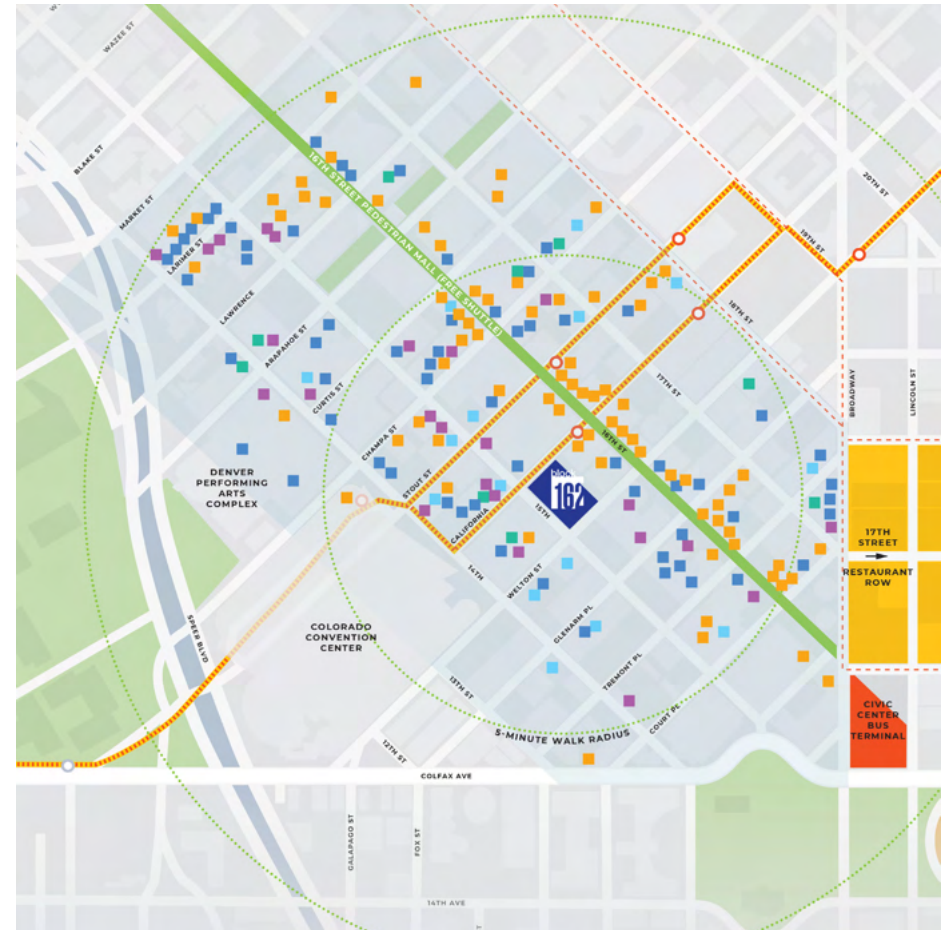
FAST CASUAL DINING

FINE DINING

4+ STAR HOTELS

3 STAR HOTELS

SOCIAL / EVENING



RETAIL BY CATEGORY

PRIMARY RETAIL

In the next 5 years, there will be support for an additional **44,900 SF** of primary retail space in Upper Downtown.

FOOD & BEVERAGE

In the next 5 years, there will be support for an additional **135,200 SF** of food & beverage space in Upper Downtown.

ARTS, ENTERTAINMENT & RECREATION

In the next 5 years, there will be support for an additional **46,100 SF** of arts, entertainment, and recreation space in Upper Downtown.

OTHER RETAIL

In the next 5 years, there will be support for an additional **23,600 SF** of other retail space (e.g. clothing, electronics, specialty stores) in Upper Downtown.

TOTAL RETAIL DEMAND

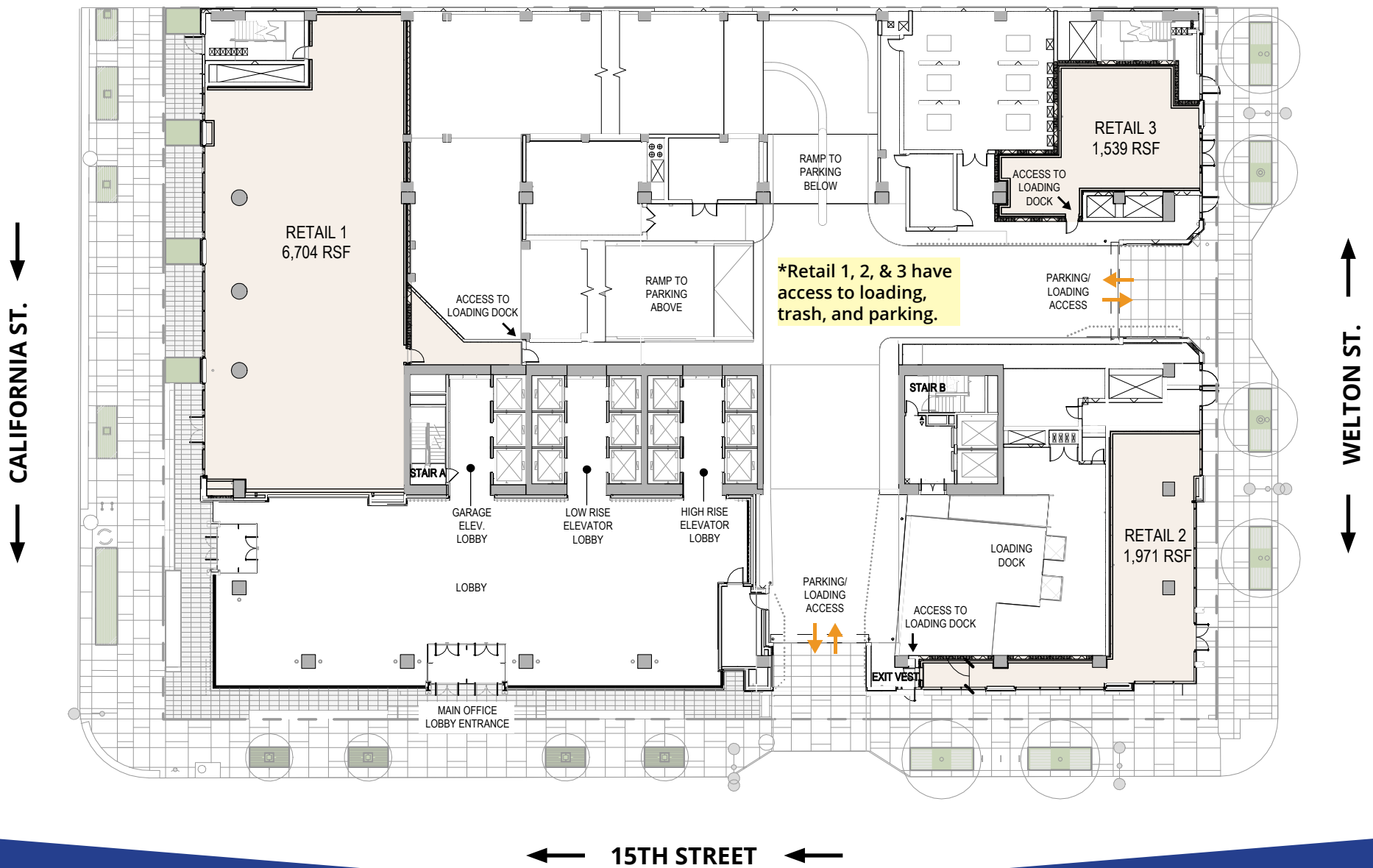
250,000 SF
total retail demand
-
48,000 SF
currently vacant retail
=
202,000 SF
net retail demand from
growth

DISCOVER BLOCK 162

- ▶ Building Size:
 - 606,000 SF
- ▶ 30 Stories
- ▶ Total Retail Square Footage:
 - Retail 1: 6,704 RSF
 - Retail 2: 1,971 RSF
 - Retail 3: 1,539 RSF
- ▶ Ideal Uses Include:
 - High Volume F&B
 - Coffee
 - Neighborhood Amenities
 - Office Commuter Amenities
 - Dry Goods Retail
- ▶ Walk Score: 97
- ▶ Transit Score: 94
- ▶ Amenities:
 - Roof Deck
 - Fitness Center
 - Indoor-Outdoor Social Lounge
 - Private Conference Space
 - Outdoor Garden



SITE PLAN



FOR RETAIL LEASING INFORMATION CONTACT

ANDREW CLEMENS
Senior Vice President
303.390.5230
andrew.clemens@srsre.com

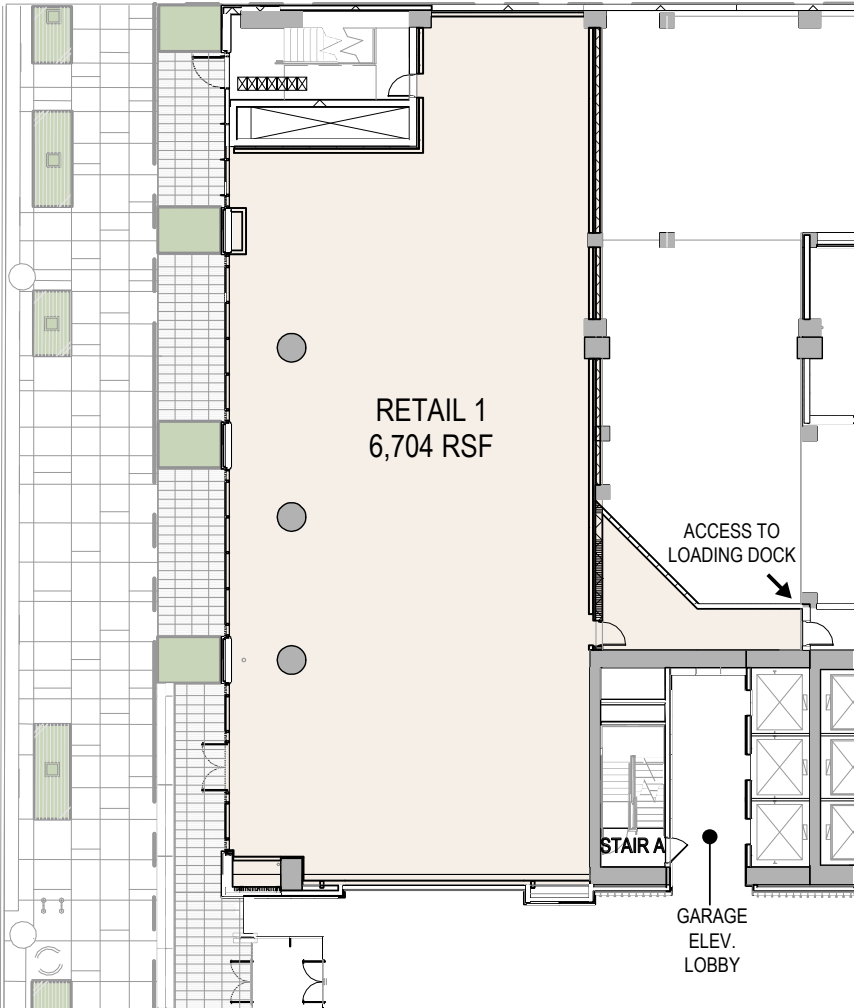
TONY PIERANGELI
Managing Principal
303.390.5257
tony.pierangeli@srsre.com

SAM BELL
Vice President
303.390.5235
sam.bell@srsre.com

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Denver, CO 80202

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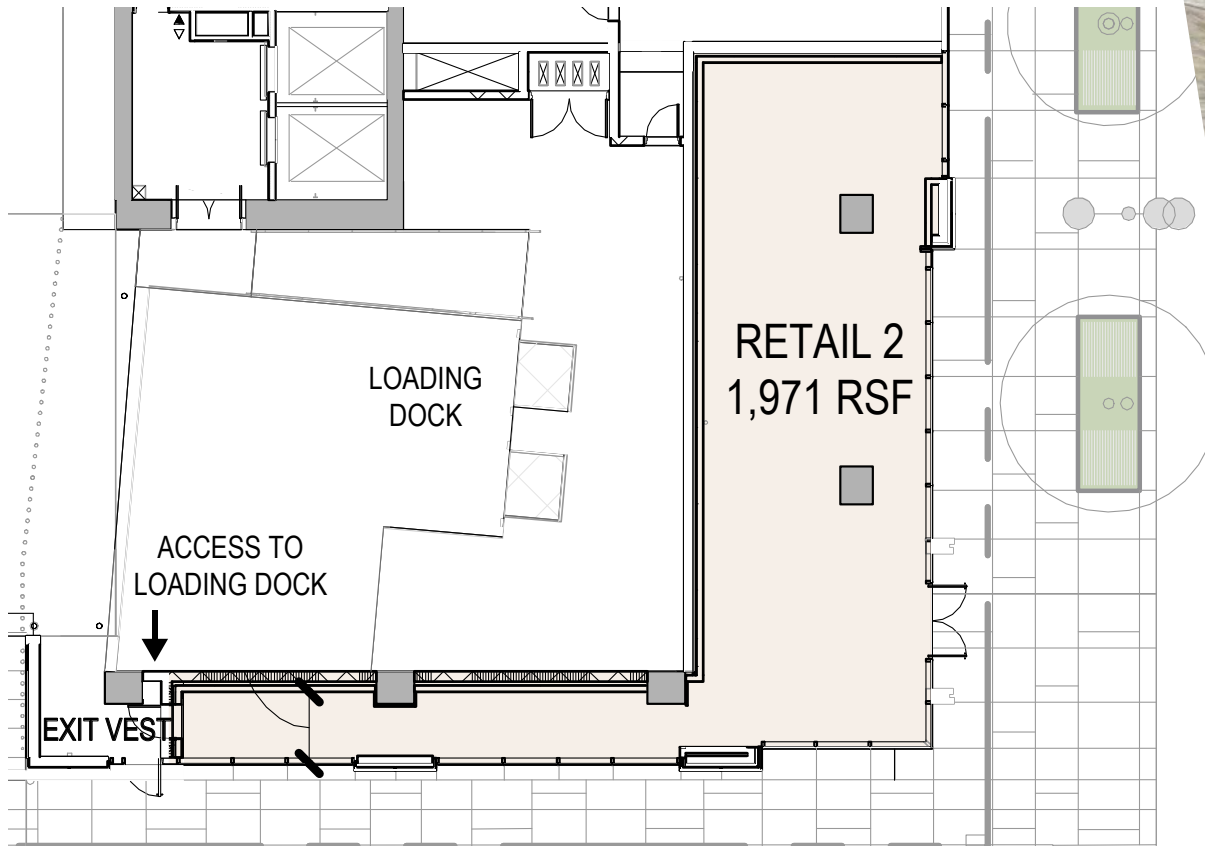
AVAILABLE SUITE



Upper Downtown is anticipated to capture at least one-fifth of all downtown employment growth in the next 20 years.



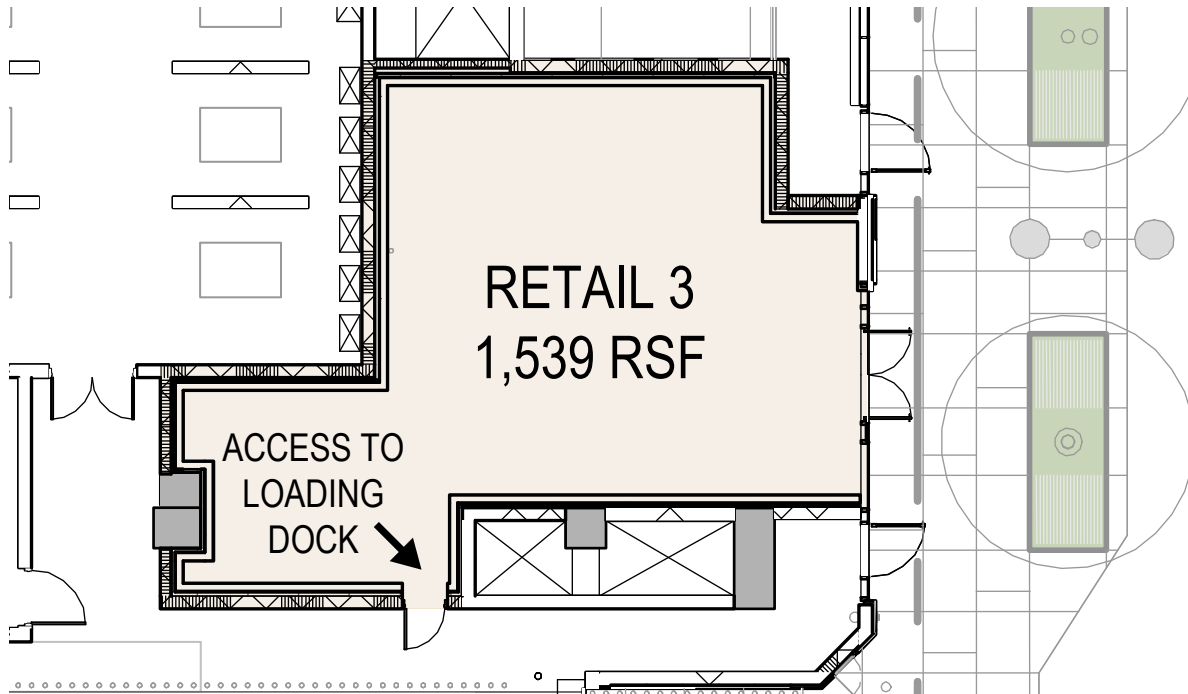
AVAILABLE SUITE



On average, visitors to the City spend \$160 per day on food & beverage, retail, and entertainment.



AVAILABLE SUITE



With recent and planned development, Upper Downtown could see over 2,000 new hotel rooms in the next 5 years.



PHOTOS



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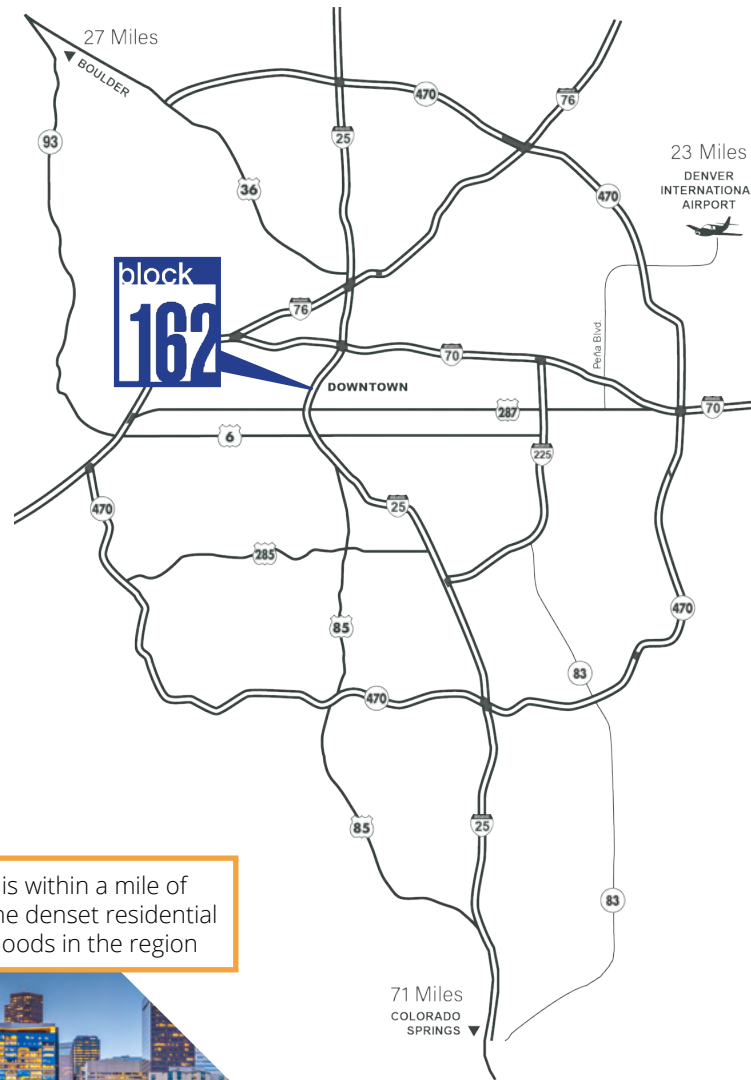
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WHY DENVER

Denver is Colorado's capital and central hub for business, arts and outdoor recreation, all at a mile high. Thriving arts and culture, award-winning restaurants, a highly-rated education system and outstanding lifestyle amenities, all connected to the fifth busiest airport in the country, make Denver a global destination for companies and residents alike. Companies choose Denver to tap into an invigorated and highly educated workforce, and grow in a business-friendly government environment.



Block 162 is within a mile of many of the denset residential neighborhoods in the region

Nearly **1 Million** visitors at the Colorado Convention Center in 2019



Block 162 is within a mile of **10,000 hotel rooms**

#1

Top Metro for Small Business Employment
- Paychex

#2

Best Place to Live in the USA
- U.S. News & World Report

103%

High-tech employment growth downtown since 2010

- Downtown Denver Partnership

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