



Denver's Newest Urban Center

UNION STATION NEIGHBORHOOD



The new Denver Union Station will build a brighter, more vibrant future for downtown Denver with a superior commercial space, a convenient and centralized transportation system, and several significant public spaces. It will dramatically enhance the quality of life for the people who live, work, and visit downtown.

16 CHESTNUT

Office in the largest transportation hub in Denver

Gross Area

19th Floor	LEASED
18th Floor	LEASED
17th Floor	LEASED
16th Floor	LEASED
15th Floor	LEASED
14th Floor	LEASED
13th Floor	LEASED
12th Floor	LEASED
11th Floor	LEASED
10th Floor	LEASED
9th Floor	LEASED
8th Floor	LEASED
7th Floor	39,894 SF
6th Floor	39,691 SF

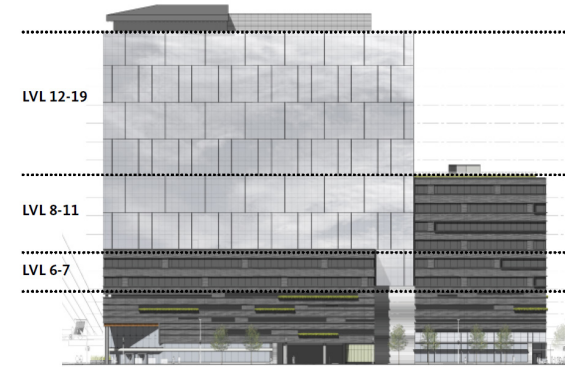
Total Office 79,585 SF

Parking

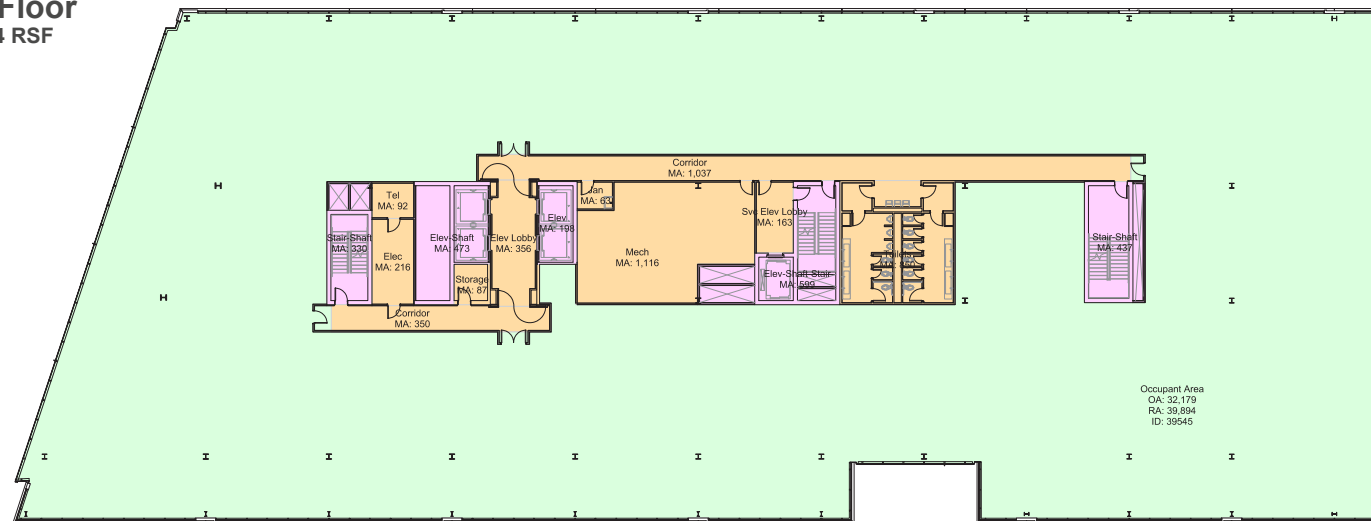
5th Floor - P1	419 Parking Spaces
Parking Ratio	1.1455/1,000 SF

16 CHESTNUT

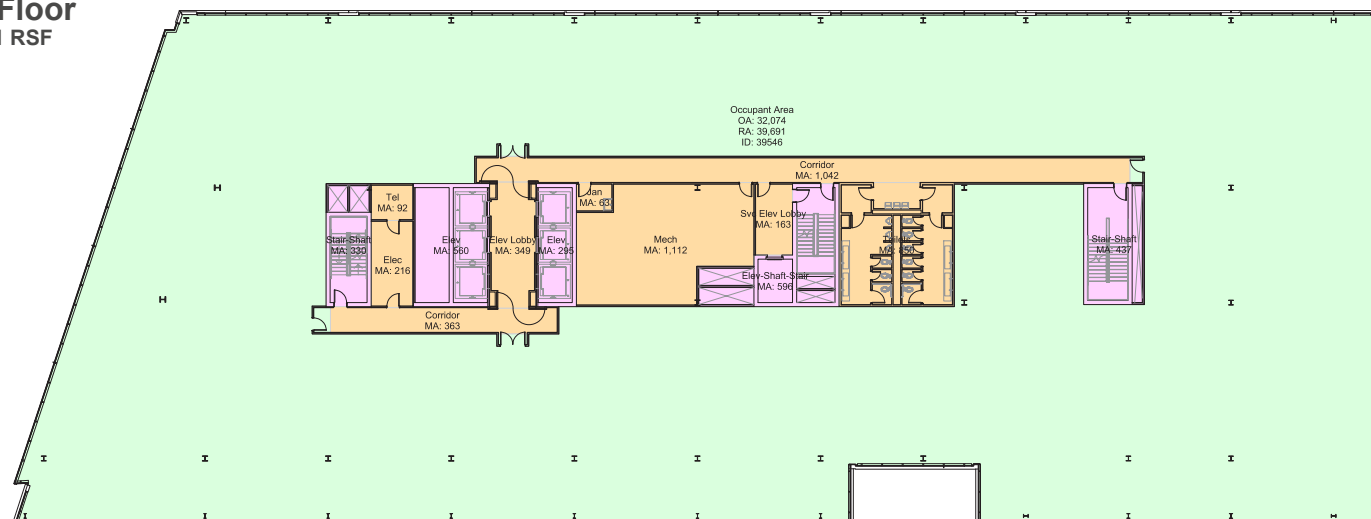
Sample Floorplates



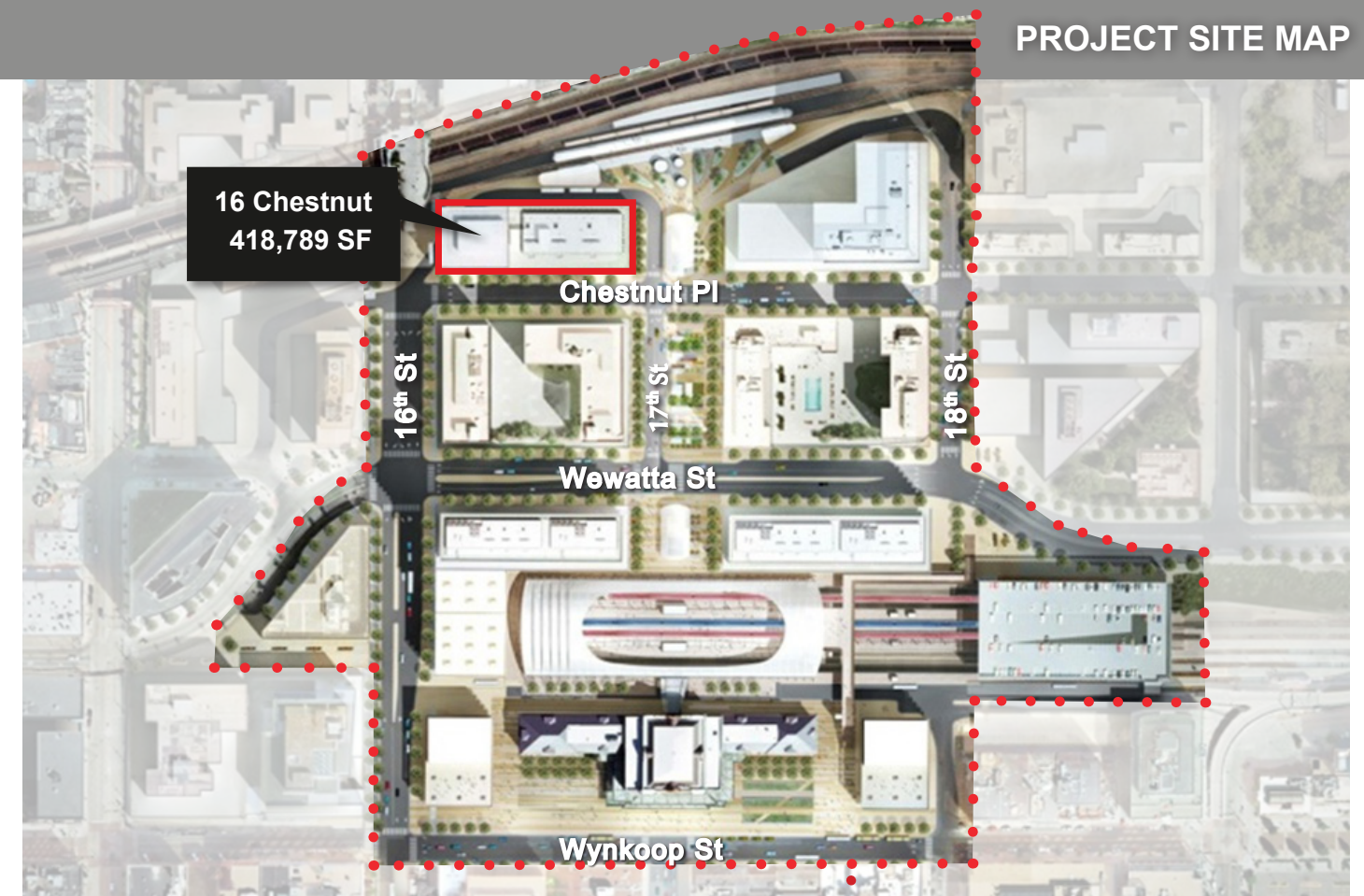
7th Floor
39,894 RSF



6th Floor
39,691 RSF



PROJECT SITE MAP



Denver's Focal Point for Decades to Come

- The Denver Union Station Redevelopment is a nationally prominent, mixed-use, redevelopment project
- The most visible development in Colorado, estimating over a 130,000 visitors a day
- A walkable experience that's close proximity to sports, entertainment, cultural, and retail venues
- A green neighborhood with all LEED certified buildings
- The largest transit hub for the Rocky Mountain Region
- Directly connected by train to Denver International Airport
- Amazing opportunities for naming and signage rights



**OVER 3,000,000 SQUARE FEET
OF MIXED-USE DEVELOPMENT**

Office	1,413,100 Square feet
Retail	257,750 Square feet
Residential	987,950 Square feet (865 Units)
Hotel	400,000 Square feet (425 keys)

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PUBLIC PLACES

The redevelopment includes several new significant public spaces, including the Wynkoop Plaza, the 17th Street Promenade/Gardens, the Wewatta Pavilion and the Light Rail Plaza. The public spaces will create a series of interconnected places that will tie the entire site together.

RESIDENTIAL OPPORTUNITIES

Denver Union Station will provide multiple housing opportunities, including high-end apartments, condominiums, and townhomes. The revised downtown development will also provide numerous retail shops including restaurants, boutique shops and a 5 star hotel.

COLORADO'S TRANSPORTATION HUB

The Denver Union Station Redevelopment combines public transit expansion, as part of RTD's FasTracks program, with private development to create a new multi modal transportation district and focal point of activity for the region.

The Train Hall will include eight at-grade tracks to accommodate passenger rail service. Designed to handle as many as 10,000 people an hour, the Train Hall honors the historic station while providing a dramatic new gateway to the Mile High City.

An expanded Regional Bus Facility replacing Market Street Station will include 22 bays; 16 for RTD regional and express buses, four for the Downtown Circulator, and two available for other commercial carriers or new services.

- East (DIA)
- North Metro (I-25 North)
- Northwest (Boulder)
- Gold (Arvada/Golden)
- West (Lakewood/Golden)
- 4 Downtown Circulator
- 2 Commercial Buses
- 16th Street Mall Expansion
- Downtown Circulator
- 8 track CRT (plus expansion)



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