

1701 PLATTE

DENVER, COLORADO



LAST OPPORTUNITY ON PLATTE STREET

One Platte is a premier office development located on Platte Street, one of Denver's most dynamic and exciting commercial neighborhoods.

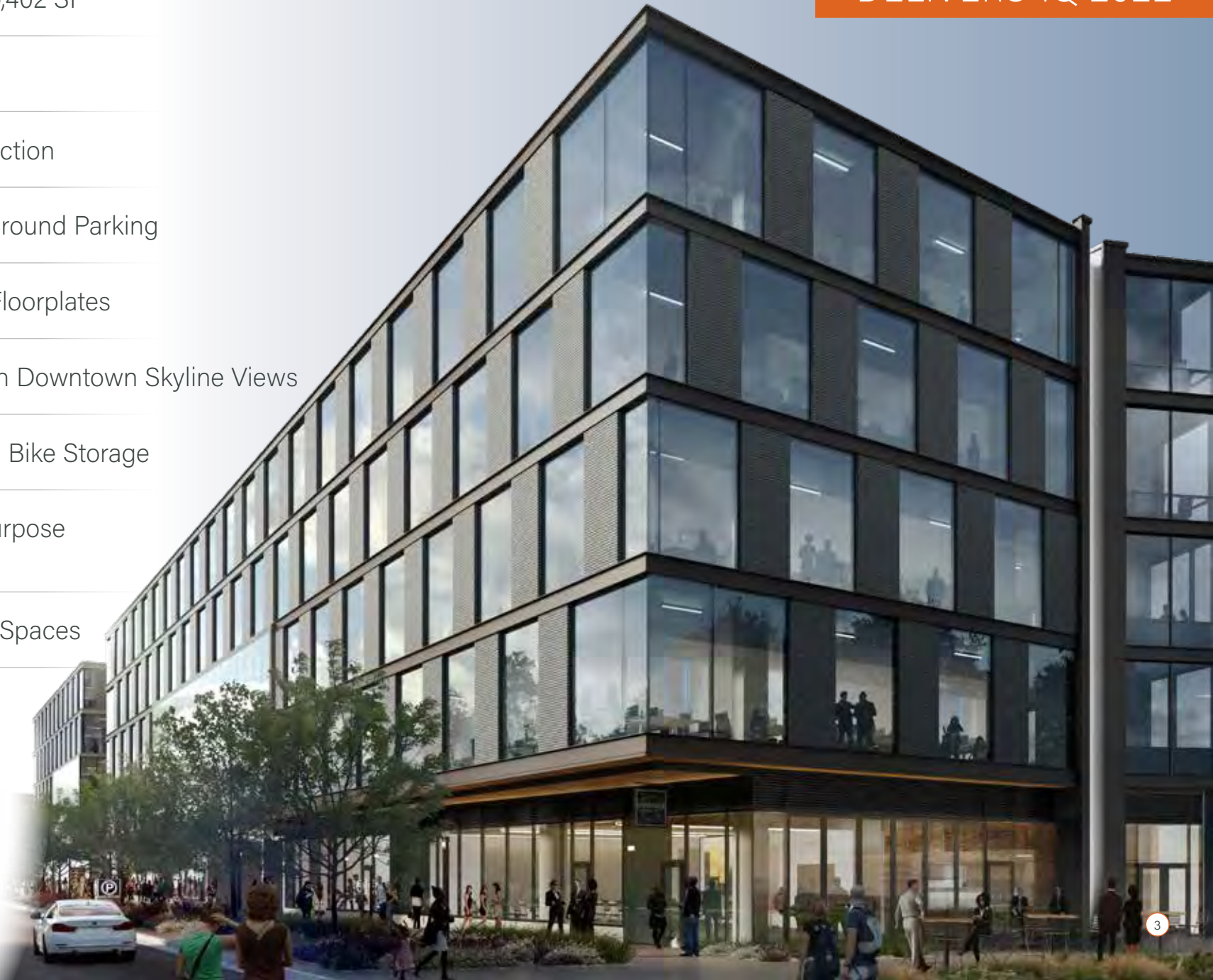
- Last remaining site of scale in the Central Platte Valley
- Largest floorplate in LoDo/CPV ($\pm 60,000$ SF)
- Most Prominent freeway signage available
- Only CPV block over 100,000 SF



DISCOVER ONE PLATTE

DELIVERS 1Q 2022

- Building Size: 250,402 SF
- 5 Stories
- Concrete Construction
- 1.25/1,000 Underground Parking
- Efficient 60K SF Floorplates
- Rooftop Deck with Downtown Skyline Views
- 150 Space Secure Bike Storage
- 245 Seat Multi-Purpose Event Space
- Multiple Outdoor Spaces
- Fitness Center



NEXT GENERATION OFFICE FEATURES



WELL™ BUILDING



SOLAR



BIKE/E-BIKE/SCOOTER FACILITIES



LEED® GOLD CERTIFICATION



PET FRIENDLY



COMMUNITY STAIR



WIRED CERTIFIED



RIDE SHARE ZONE



VISITOR PARKING



COLLABORATION AREAS



TOUCHLESS ENTRIES AND COMMON AREAS



HANDHELD BUILDING APP TECHNOLOGY



SOCIAL DISTANCE DESIGNED AMENITIES



DESTINATION DISPATCH ELEVATORS TIED TO CARD KEY



CUTTING EDGE HVAC SYSTEM



ANTIMICROBIAL FINISHES



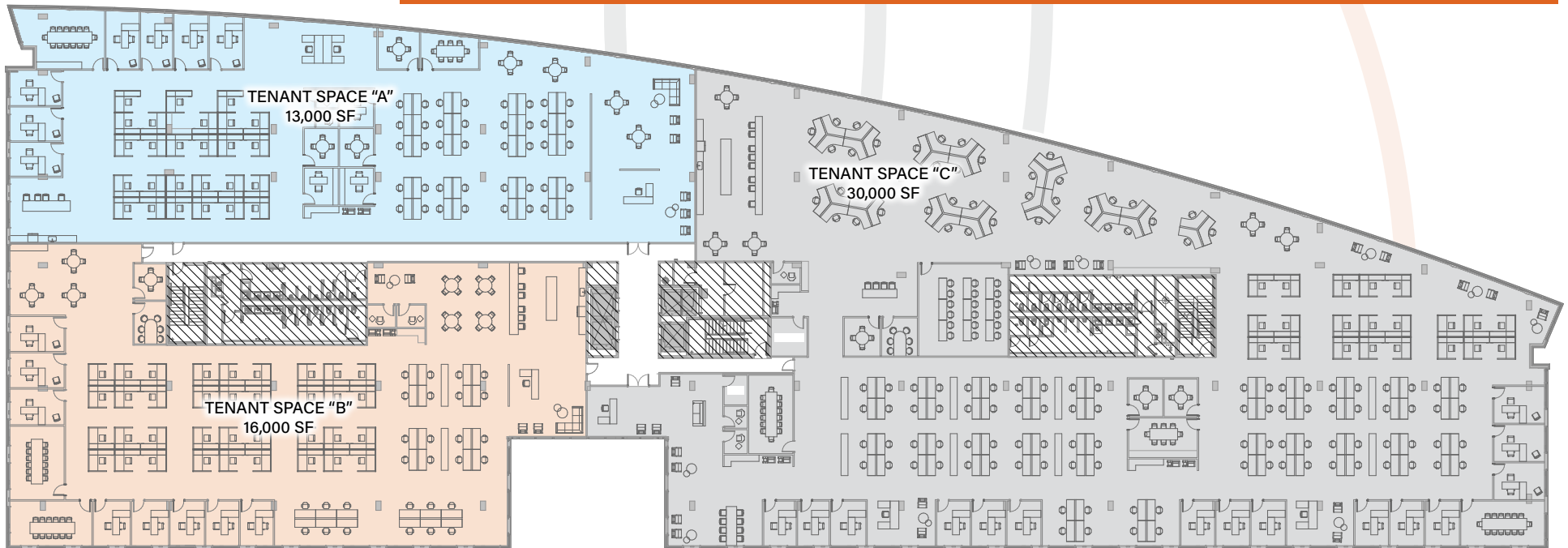
BIGGER IS BETTER

- ± 60,000 SF floorplates
- Expanded capacity restrooms for high density occupancy
- Flexible and efficient planning for full floor and multi-tenant users
- Slender design increases natural light penetration

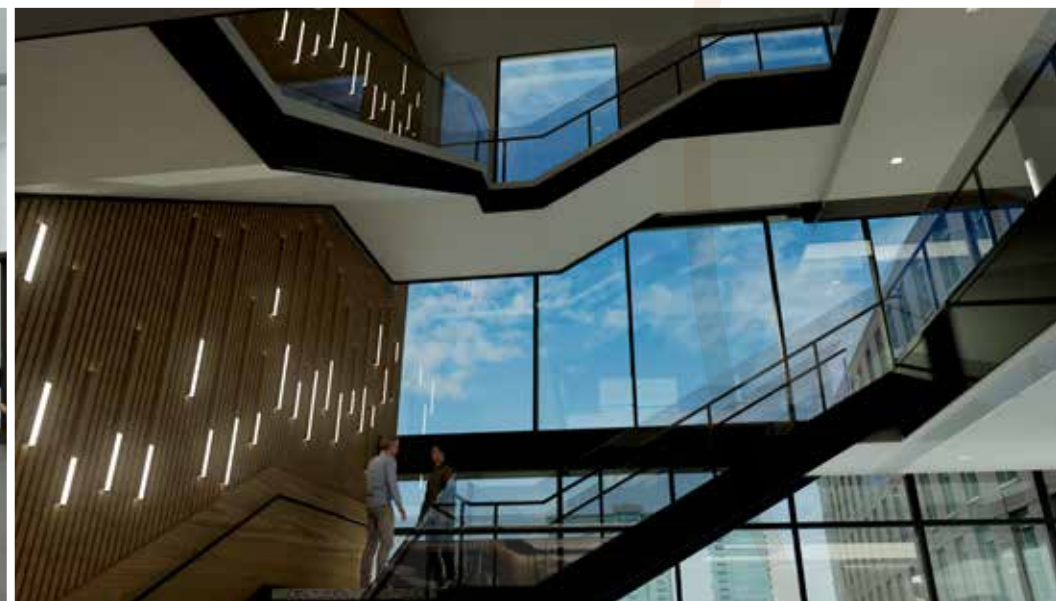


WORKSTATION	313	CONFERENCE	7
OFFICE/HUDDLE	46	DENSITY	1/165 SF

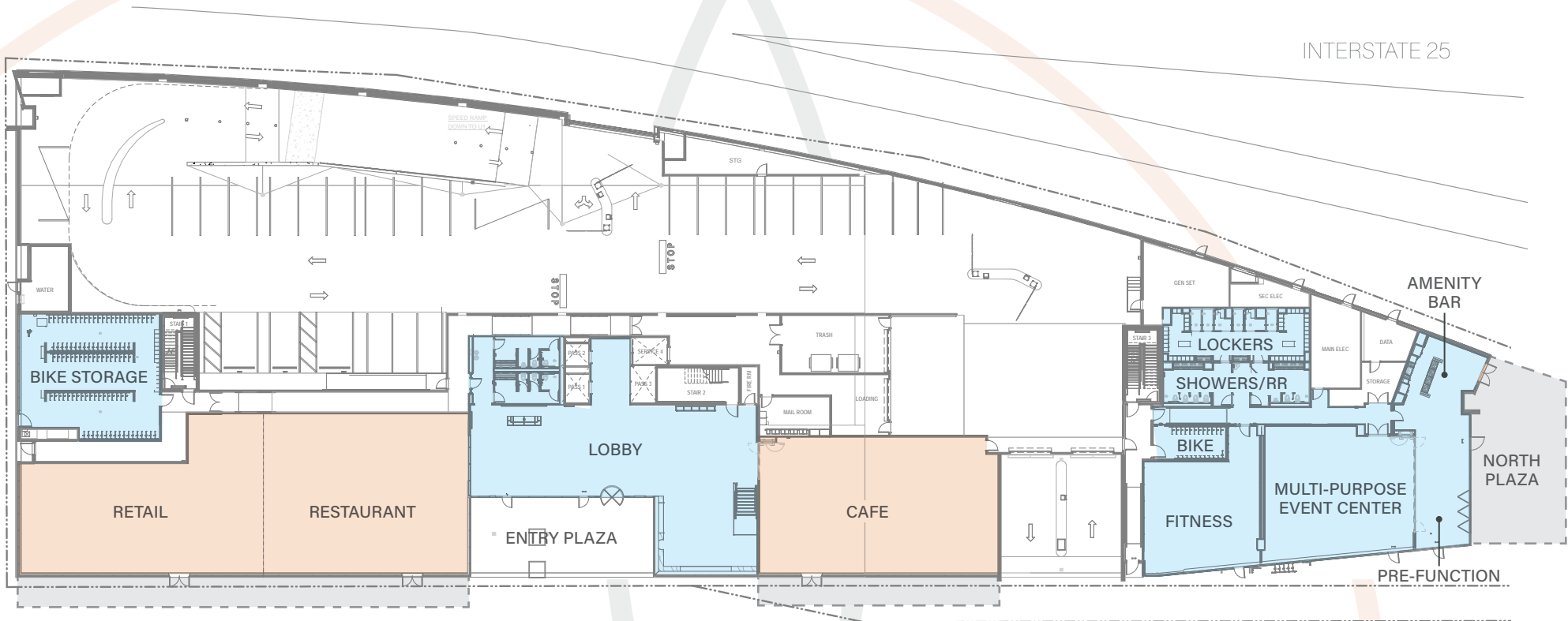
SINGLE TENANT - TEST FIT



MULTI-TENANT - TEST FIT



AMENITIES



INTERSTATE 25

FIRST FLOOR





MULTI-PURPOSE EVENT CENTER



ROOF TOP PATIO



ENTRY PLAZA



NORTH PLAZA



PRE-FUNCTION

ACCESS ONE PLATTE

One Platte relates to the city through openness and connectivity. Its premium location provides convenient access whether you walk, drive, bike or scooter.

Walk Score
91

Transit Score
89

Bike Score
93



EASY HIGHWAY ACCESS

EATERY OASIS

Walking distance to the best restaurants and urban amenities that Denver has to offer.

- 1 Truffle Table
- 2 Gorgeous Deli
- 3 ProsperOats
- 4 Forest Room 5
- 5 Ohana Island Kitchen
- 6 Sushi Ronin
- 7 El Five
- 8 Linger
- 9 Little Man Ice Cream
- 10 Maci
- 11 Lola Coastal Mexican
- 12 Mizu Izakaya
- 13 Maine Shack
- 14 Masterpiece Deli
- 15 Ale House at Amato's
- 16 Metropolis Coffee
- 17 Rush Bowls
- 18 The Bindery
- 19 Prost Brewing
- 20 Avanti Food & Beverage
- 21 Root Down
- 22 Maria Empanada
- 23 Poke House
- 24 The Broken Cage
- 25 Denver Beer Co
- 26 Cerveceria Colorado
- 27 Brider
- 28 Denver Poke Company



- 29 Carbon Cafe & Bar
- 30 Inside Scoop Creamery
- 31 The House of Commons Tea Room

- 32 Protos Pizza
- 33 Sushi Sasa
- 34 My Brother's Bar

- 35 Just BE Kitchen
- 36 Starbucks

HIGHLY VISIBLE SIGNAGE

ON I-25, DENVER'S PRIMARY ROUTE NORTH & SOUTH
275K CARS PER DAY



1701 PLATTE

DENVER, COLORADO 80202

1701platte.com

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NICHOLS  PARTNERSHIP

