

FOR SUBLEASE | DENVER, COLORADO

1881

SIXTEENTH STREET

— & —

1615

WYNKOOP STREET



RARE HEADQUARTERS OPPORTUNITY AT UNION STATION

OPPORTUNITY THAT'S ANYTHING BUT ORDINARY



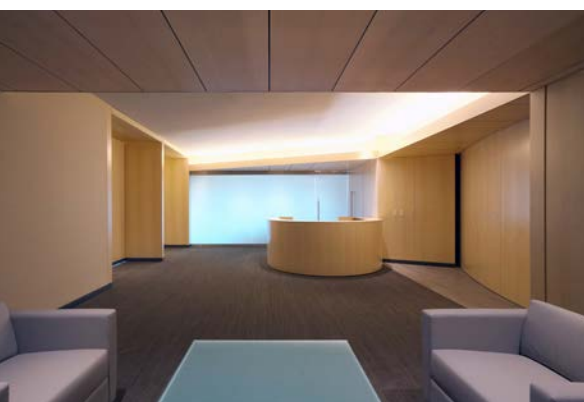
HIGHLIGHTS & FEATURES

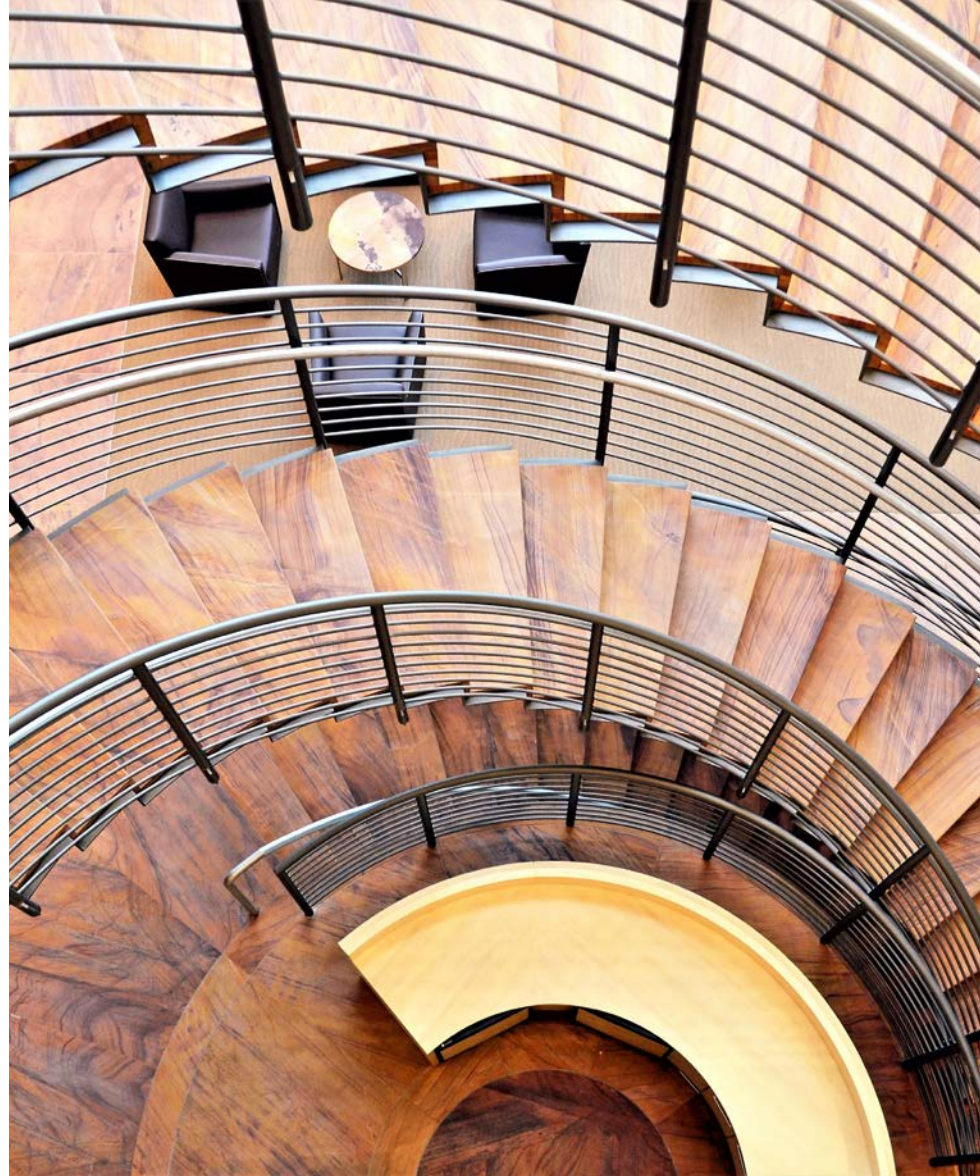


131,817 RSF
TOTAL

CLASS AA
BUILDINGS

- Flexible sublease terms and furniture available upon request
- Secure, underground garage with ± 100 visitor parking spaces
- Ground retail - Thirsty Lion Gastropub, Zoe Ma Ma, Sunday Vinyl Wine Bar, Tavernetta and Citizen Rail
- Direct, adjacent access to Union Station commuter rail platform and 16th Street MallRide
- Easy access to Denver International Airport and the entire Denver-metro area via transit, car, ride share, bike or walking
- LEED Silver certified
- A Mark McPherson designed workplace





WHERE

WORKDAY MEETS NIGHTLIFE

Denver's LoDo (Lower Downtown) neighborhood delivers the perfect blend of nostalgic charm and modern appeal. After undergoing a major revitalization, this historic district now plays host to an eclectic blend of nearby restaurants, clubs, galleries, shops, hospitality businesses, and some of the finest late nineteenth and early twentieth-century commercial buildings in the American West, offering residents and professionals a flurry of unique experiences to explore.





10,860

RESIDENTIAL UNITS WITHIN 1/5 MILE



UNION STATION

EST. 1881

From coffee, cocktails and beyond, Union Station offers a unique blend of dining and retail concepts, and an incredible water fountain plaza just steps away.



DAIRY
BLOCK

A stomping ground for tastemakers and fun seekers, Dairy Block offers a vibrant micro-district with shops, restaurants, bars, coworking spaces, and a hotel.

MCGREGOR
SQUARE

Spanning an entire block, this mixed-use district includes restaurants, bars, retail outlets, the Rally Hotel, and an expansive food-hall, all circling a 17,000 SF outdoor plaza where fans can watch Rockies games, hangout and attend additional events.



REIMAGINE YOUR ROUTINE



1881

SIXTEENTH STREET

&

1615

WYNKOOP STREET

7:45
AM

HOP ON THE LIGHT RAIL
TO UNION STATION FOR A
STRESS-FREE RIDE INTO
THE OFFICE.

8:15
AM

GRAB A CUP OF JOE AT
PIGTRAIN COFFEE CO.

12:00
PM

GRAB LUNCH AT YOUR
FAVORITE SPOT AND
ENJOY A REFRESHING
AFTERNOON WALK
AROUND COMMONS PARK.

5:00
PM

CLOSE UP SHOP AND
HEAD TO TERMINAL BAR
FOR HAPPY HOUR!

6:30
PM

MEET FRIENDS FOR
A ROCKIES GAME AT
MCGREGOR SQUARE.



THE MOST **ACCESSIBLE** OFFICE IN **DENVER**

Sitting adjacent to Denver's Union Station, 1881 Sixteenth Street and 1615 Wynkoop offer arguably the most accessible workplaces in the city. Whether flying in clients from out of state, riding the commuter train from Boulder, or biking over from Uptown, both buildings are positioned to provide seamless connectivity to all corners of the Denver-metro region.

91 WALK
SCORE

90 BIKE
SCORE

97 TRANSIT
SCORE



LOHI

RINO



COMMONS
PARK

The
DENVER CENTRAL MARKET
H. H. Tammen, 1928

20TH ST



MCGREGOR
SQUARE



UNION STATION
EST. 1881

DAIRY
BLOCK

MARKET
STATION

1881
SIXTEENTH STREET
&
1615
WYNKOOP STREET

Ball
Arena

SPEER BLVD

Larimer
Square

PARK AVE

METROPOLITAN
STATE UNIVERSITY
OF DENVER

PAVILIONS



COLORADO
CONVENTION
CENTER



GOLFAX AVE

DENVER
CITY
COUNCIL

CIVIC
CENTER
PARK

COLORADO
STATE
CAPITOL

GOLDEN
TRIANGLE

DENVER
art
MUSEUM

1881

SIXTEENTH STREET

&

1615

WYNKOOP STREET

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UNION STATION
TRAVEL TRAIN

UNION STATION



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