



1800
LARIMER

DENVER, CO

Welcome to a perfectly inspired work space.



DOUBLE-HEIGHT DESTINATION LOBBY TO GREET VISITORS, LOUNGE, AND WORK



17,000 SF OUTDOOR TERRACE TO RELAX, GATHER AND SOCIALIZE

Work well. In a tower that represents the future.

In the heart of Denver’s downtown commercial district is a 22-story tower that stands for transformation. With best-in-class building systems and sustainable design features providing a healthier business environment, it’s more than an office building. It’s pulling a new generation of innovators back to work because this is where they want to be. Problem-solving together. Collaborating with purpose.

This is 1800 Larimer. Welcome to a new way to work.

Key Building Features

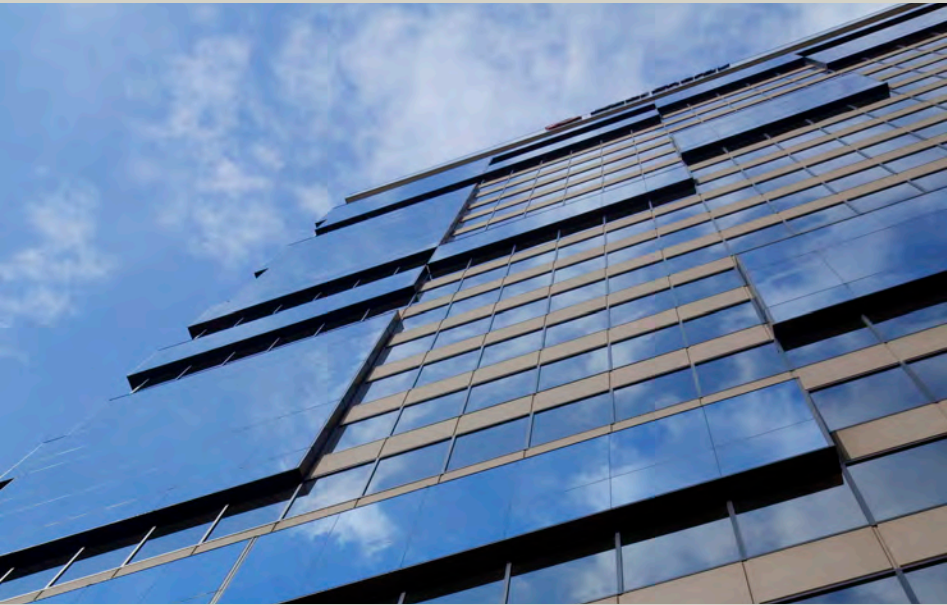
- Floor-To-Ceiling glass line with 9’6” dropped ceiling height
- Newly renovated, expansive wo-story lobby
- New amenity center including a 17,000 SF terrace
- Underfloor Air Distribution system providing personalized air control and a clean open ceiling look
- 5 stories of secure on-site parking with abundant visitor parking
- Virtually column-free, 26,000+ SF, efficient rectangular floorplates
- Bike garage



Re-engaged. Re-connected. Re-working how we work.

We renovated, repositioned, and reinvented; from the lobby, to the work and wellness spaces, to the terrace, the building itself is a new interpretation of business on every level. Plentiful natural light. Clean, rejuvenating air. Room to move. Inspiring views of the mountains while over looking historic LoDo and Union Station. Coming to work never felt so good.

- A reinvented two-story lobby greets visitors with abundant natural light, greenery, and lounge and work areas.
- Conveniences include 24-hour concierge and security, on-site property management.
- The work/wellness spaces feature an amenity center with a boardroom, training room, tenant lounge, fitness center, locker rooms, and a 17,000 SF outdoor terrace.
- Cafe offering coffee, breakfast and lunch.





ENJOY THE CONVENIENCE OF A STATE-OF-THE-ART, INDOOR/OUTDOOR FITNESS CENTER



Well-being inspired by mountain air.

Get things done or just get team members together. Open and inviting, our 17,000 SF outdoor terrace and 3,000 SF indoor/outdoor fitness center and locker room bring it all into one hot spot of inspiration.

Amenity Suite — Wellness & Entertainment

- 17,000 SF outdoor terrace with abundant greenery and relaxation areas
- Fitness center and locker rooms
- Fire pits
- Open lawn for outdoor fitness classes, yoga and lounging
- Coffee/cocktail bar
- Outdoor game area



BOARDROOM

Host hotel-style conferences with refinement and hospitality. Built with speedy, tech-enabled amenities and designed with disarming contrast and comfort, the boardroom is dressed to impress.

- 48 person boardroom
- Integrated tech throughout
- Access to private phone areas
- Connection to outdoors with integrated seating
- Acoustic panels for security and privacy



TRAINING ROOM

An indoor/outdoor connection increases concentration and focus. Natural light, flexible seating arrangements and other thoughtful details create an invigorating training environment.

- Divisible 91 person training room
- Indoor/outdoor experience
- Stackable seating for flexibility
- Blackout capabilities for presentations



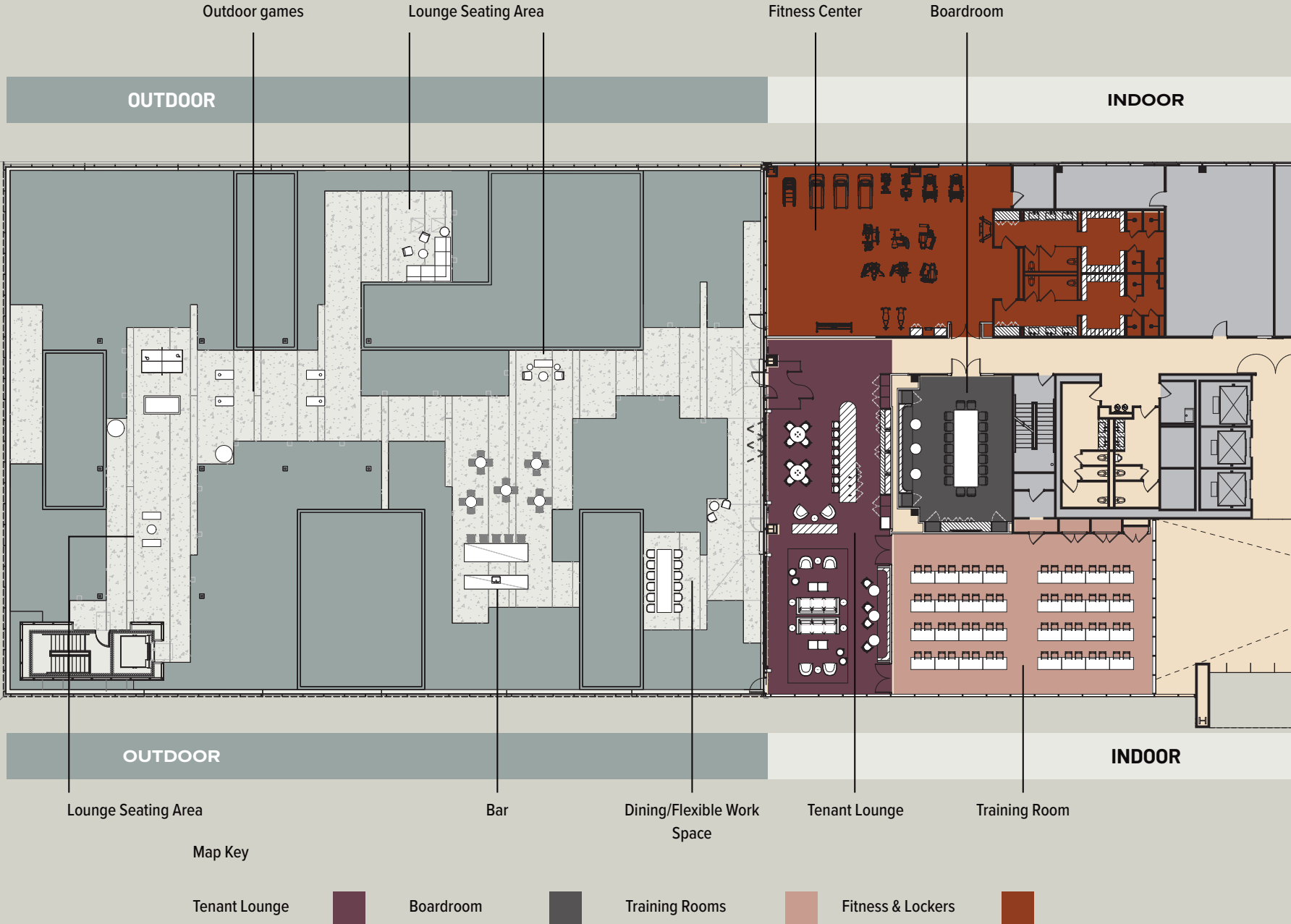
TENANT LOUNGE

The breakout space is adaptable for a multitude of uses. It's great for catering conferences or events, or just for smaller, collaborative meetings. Composed of warm woods and contrasting metals, the stage is set for a quick lunch or regroup.

- Sleek appliances with complimentary beverages and lite snacks
- Sophisticated and modern design
- State-of-the-art audio and visual technology



BOARDROOM BUILT WITH FAST, TECH-ENABLED AMENITIES



Work and play. Our location has it all.

Denver is a growing hub of commerce, activity and creativity. City life is packed full of music, theatre, recreation, entertainment, professional sports, and a thriving dining scene headed by award-winning chefs. While being surrounded by like-minded enterprises is one of the key benefits, convenient access to everything is also a big plus.



#1 city for startups
(Embroker, 2022)



#4 best city in the
United States for
business and careers
(Forbes, 2019)



#4 in GDP growth
among U.S. states
(Forbes, 2021)



#8 healthiest city;
Colorado is #7
healthiest state
(USA Today, 2022;
US News, 2021)



Top 10 among U.S.
job markets
(Wall Street
Journal, 2022)



Top 10 best cities
for tech jobs
(zdnet, 2022)

Minutes from dining, entertainment, retail, theater & hotels.

- | | |
|-------------------|---------------------------------------|
| Union Station | Larimer Square |
| Ball Arena | Dairy Block |
| Mile High Stadium | Denver Center for the Performing Arts |
| McGregor Square | Coors Field |



Transportation for the speed of business.

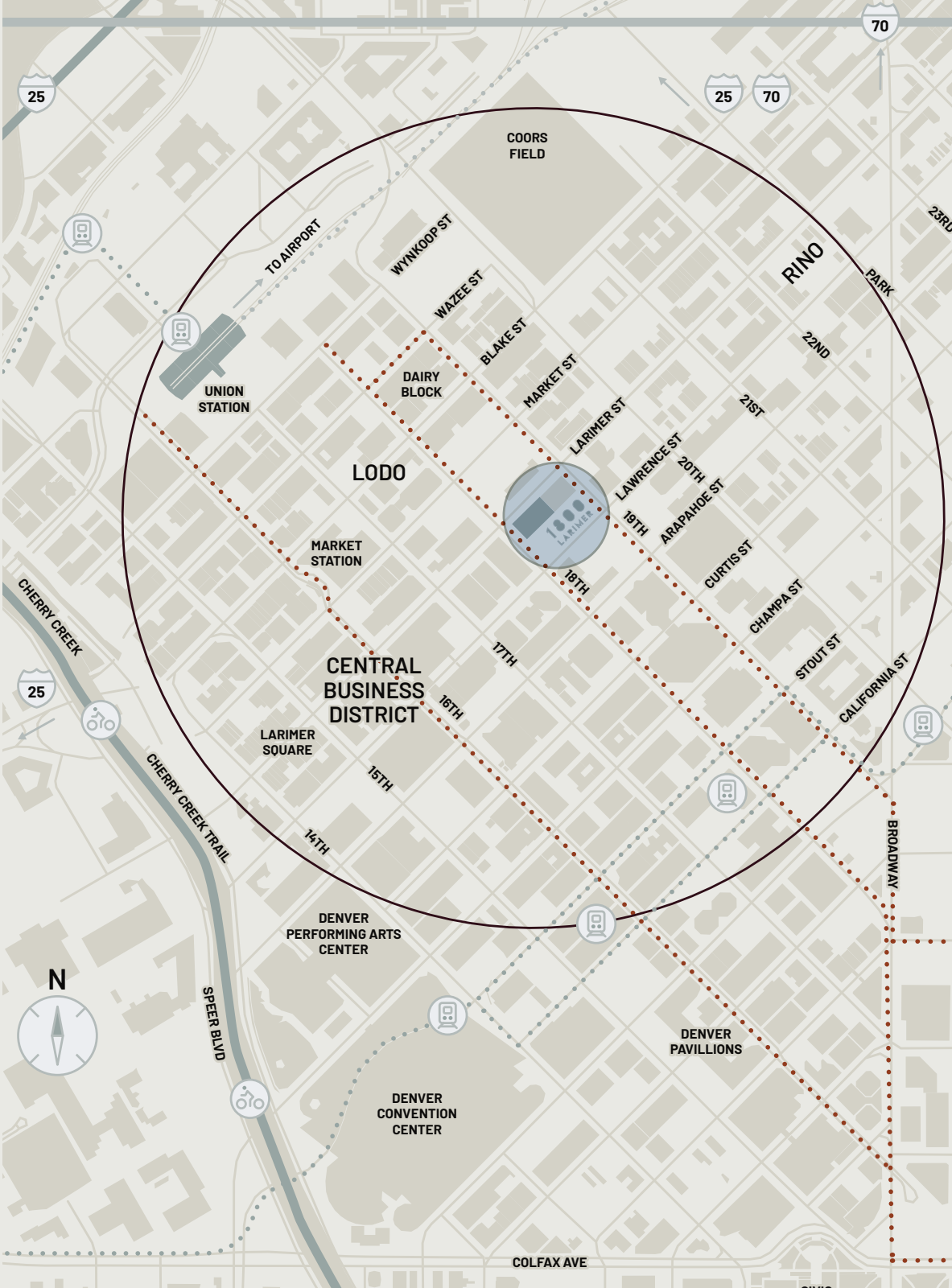


Whether you're commuting from outside of downtown, coming in from out of state or you just travel a lot, you'll appreciate the close proximity 1800 Larimer has to highways and transportation options.

Choose the RTD rail system or hop in a private car to the airport—about a 25 minute drive. There are plenty of residential neighborhoods bordering downtown too. No matter what, getting to and from the office is never a problem.

MAP KEY

- | | | | | |
|------------------|-------|--------------------|--|--|
| Light Rail | | Highway Access | | |
| Free Transit | | Bike/Ped. Trail | | |
| Half Mile Radius | — | Light Rail Station | | |



22 floors of efficiency.

- Flexible floor plates
- Multiple conference rooms, work stations and collaboration spaces
- Meditation and wellness rooms



26,300 RSF	Conference Rooms: 5	Workstations: 124	Quiet Room: 1
Density: 200 RSF/Person	Phone Rooms: 3	Break Room: 1	Meditation Room: 1
Boardrooms: 1	Offices: 10	Open Collaboration: 6	Wellness Room: 1



26,167 RSF	Boardrooms: 1	Offices: 52	Beverage Bar: 1
Density: 374 RSF/Person	Conference Rooms: 5	Workstations: 20	Working Lounge: 1
	Phone Rooms: 5	Open Collaboration Areas: 6	

Blackstone & Beacon Capital Partners: Spaces that inspire your best work.

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 75-year legacy of successful real estate development, ownership, and management. Beacon invests in high-quality office properties 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, our tenants are proud to call our distinctive workplaces home.

Learn more at www.beaconcapital.com



STEEL HOUSE



THE ATRIUM CAMPUS



TABOR CENTER



THE ATRIUM CAMPUS

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