

block
167



Block 162 – Denver's newest Class A office high rise is everything you've been looking for.

30 Stories and 595,000 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.

10-foot clear windows offer panoramic Front Range views – from the heart of Denver's vibrant and active Central Business District.

675 15th Street – between California & Welton.





Neighbor to countless retailers, abundant fine dining, casual dining, and 14 hotels – Block 162 is a place where walking is an easy first choice.



BLOCK 162

A modern and elegant street-level lobby commands captivating curb appeal for Denver's premier new office address.



Block 162's 11th floor Sky Terrace – featuring a tenant-exclusive fitness center, indoor-outdoor social lounge, private conference space, and a manicured outdoor garden – is destined to become the most desired office amenity in Denver.

SKY TERRACE AND EXCLUSIVE TENANT AMENITIES

11TH FLOOR SKY TERRACE

Block 162 features an 11th floor, indoor-outdoor amenity area open exclusively to building tenants, with a fitness center, social lounge and conference and meeting space. The Sky Terrace interior amenity areas provide direct access to the outdoor Sky Terrace deck through expansive operable glass walls. The 14,600 square foot outdoor deck includes a manicured roof garden, a dedicated exercise lawn connecting to the fitness center, as well as, group seating areas with fire pits for watching the sunset and the nighttime Denver skyline.

FITNESS CENTER

By bringing the outside in, the fitness center offers a workout

experience unique to the Denver office market. Expansive operable glass walls open onto an outdoor exercise lawn bringing light and fresh air into the space. The facility is complete with a yoga area, cardio stations and free weights, along with private lockers and showers.

SOCIAL LOUNGE AND MEETING SPACE

The Sky Terrace indoor social lounge also features expansive operable glass walls opening to the outside roof garden creating a living room for your office, where you are productive and comfortable at the same time. Room for group gatherings, tables for catered affairs and 2,800 square feet of conference and meeting space inside, as well as, casual seating, fire pits and panoramic city views outside.





Expansive operable glass walls open onto an outdoor exercise lawn bringing light and fresh air into the fitness center for a workout experience unique to the Denver office market.

The social lounge – a living room for your office – is open for the exclusive everyday use of Block 162 tenants, and can be reserved for private functions or catered affairs. The social lounge offers 2,800 SF of conference and meeting space along with comfortable seating arrangements, two interior fireplaces, and multiple locations to work or relax.



Offering panoramic Front Range views, Block 162 is located just a half-block from the vibrant 16th Street Mall and Denver Pavilions, one block from the Colorado Convention Center, two blocks from The Denver Athletic Club, and three blocks from The Denver Performing Arts Complex.



OUTSTANDING ACCESS BY
CAR, RAIL, BUS AND BIKE

EASY FREEWAY ACCESS

Block 162 is connected to Denver's freeway system with easy access to I-25 and beyond via Colfax Avenue, Speer Boulevard, and Auraria Parkway. Denver International Airport is only 35 minutes away by car – or by light rail from Union Station.

TWO GARAGE ENTRIES

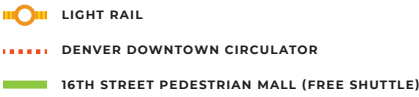
Tenants and visitors enter the secure parking garage via entries on Welton and 15th Streets. Tenant and visitor parking is located on three underground levels and in a ten-floor above-grade podium garage, offering a generous ratio of 1.7 cars per 1,000 rentable square feet.

BIKE STORAGE

Tenants who cycle to the office have access to secure bike storage located within the building's structured garage, as well as, access to repair stands, compressed air, and bike repair tools to help keep bicycles in tip top shape. Block 162's location boasts a 93 Bike Score.

LIGHT RAIL AND
DOWNTOWN TRANSIT

Located at one of the most accessible nodes in the Denver metro area, Block 162 is adjacent to light rail access at the California Street stop. Such convenient light rail access provides reliable connections for commuters to park-and-ride stations throughout the Denver metro area. The building is also located steps from the Denver Downtown Circulator route, and 16th Street shuttle provides free easy connections to the north and south ends of the CBD, LoDo, and Union Station.



Walk Score 96 / Transit Score 100 / Bike Score 93

AN EASY WALK TO
ABUNDANT AMENITIES

ON-SITE RETAIL

Block 162 will feature nearly 10,000 square feet of street level retail along California and Welton Streets in three distinct retail spaces.

RESTAURANTS, HOTELS
AND AMENITIES

Block 162 sits a half-block from the 16th Street Pedestrian Mall, surrounded by retail amenities. Fourteen hotels within two blocks offer easy proximity for business travelers. Tenants will find dozens of restaurants within walking distance – from fast casual to fine dining.

SPORTS

Block 162 is centrally located to Denver's major professional sports teams – the Denver Broncos, Colorado Rockies, Colorado Avalanche, and Denver Nuggets each call downtown Denver home.

PERFORMING ARTS

The Denver Performing Arts Complex, one of the largest centers of its kind in the United States, is two blocks away. "The Plex" contains ten performance spaces with over 10,000 seats and is home to a theatre company, Broadway touring productions, contemporary dance and ballet, chorales, a symphony orchestra, opera and more.

COLORADO
CONVENTION CENTER

Hosting more than 400 events per year in over 2.2 million square feet of space, the Colorado Convention Center is one block away and includes the beautiful 5,000-seat Bellco Theater.

FAST CASUAL DINING

Amore Gelato	Fusion Tacos	McDonald's	Red Robin Burger Works
Anthony's Pizza & Pasta	Golden Pita	Menya Noodle Bar	Shondiz Downtown
Backcountry Delicatessen	Green Fine Salad Co.	Mermaids Bakery	Smashburger
Backstage Coffee	Heidi's Brooklyn Deli	Mici Handcrafted Italian	Snarf's Sandwiches
Bruegger's Bagels	Ice Cream Nation	ModMarket	Starbucks (six locations)
Bubu	Illegal Burger	Moe's Broadway Bagel	Subway (four locations)
Caribou Coffee	Illy Cafe	Noodles and Company	Supreme Bean Cafe
Cheba Hut	ink! Coffee	Novo Coffee	Taco Bell
Chipotle Mexican Grill	Jamba Juice	Obteno	Tea Cloud
Cook's Fresh Market	Jimmy John's (two locations)	Peet's Coffee	The Market
Corner Bakery Cafe (three locations)	Komotodo Sushi Burrito	Perks Coffee	Tokyo Joe's
Crepes n' Crepes	Krispy Kreme Doughnuts	Pho 16th	Tuscany Coffee & Deli
Duck Soup	Larkburger	Pizza Colore Express	What the Pho
Einstein Bros. Bagels	Leela European Cafe	Pizza Republica	Woody Creek Zoup!
Erbert & Gerbert's	Liang's Thai Food	Protein Bar & Kitchen (two locations)	
Etal's Bakery	Lil D's Mini Donuts		
Five on Black	MAD Greens		

FINE DINING

5280 Burger Bar	Earl's Kitchen & Bar	Maggiano's Little Italy	Rock Bottom Brewery
Altitude	EDGE Restaurant	Marlowe's	Russell's Smokehouse
Appaloosa Grill	Elements	Mellow Mushroom	Ruth's Chris Steakhouse
Bistro Vendome	Ellyngton's	Mint Indian	Sam's No. 3
Blue Agave Grill	French 75	The Nickel	Ship Tavern
Boney's BBQ	Grimaldi's Pizzeria	Ocean Prime	Sip eat + drink
Bubba Gump Shrimp Co.	Hard Rock Cafe	Oceanaire Seafood Room	Soko Sushi & Saki Bar
Cantina Laredo	Harry's Bar & Grill	Osteria Marco	TAG
The Capital Grille	Henry's Tavern	Otra Vex Cantina	Tamayo
The Cheesecake Factory	Kevin Taylor's at the Opera House	Palace Arms	Ted's Montana Grill
Chili's Grill & Bar	La Loma Mexican Kitchen	The Palm	Territory Kitchen & Bar
Corinne	Lime: An American Cantina	Panzano	Tony Roma
Corridor 44	Limelight Supper Club	Paramount Cafe	Uncle Joe's Hong Kong Bistro
Courier Market Bar Kitchen	Little India	Range	YardHouse
The Delectable Egg	The Lockwood	Red Square Euro Bistro	
Diego's Mexican & Tequila Bar	Los Cabos Puro Peru	Rialto Cafe	
		Rioja	

SOCIAL / EVENING

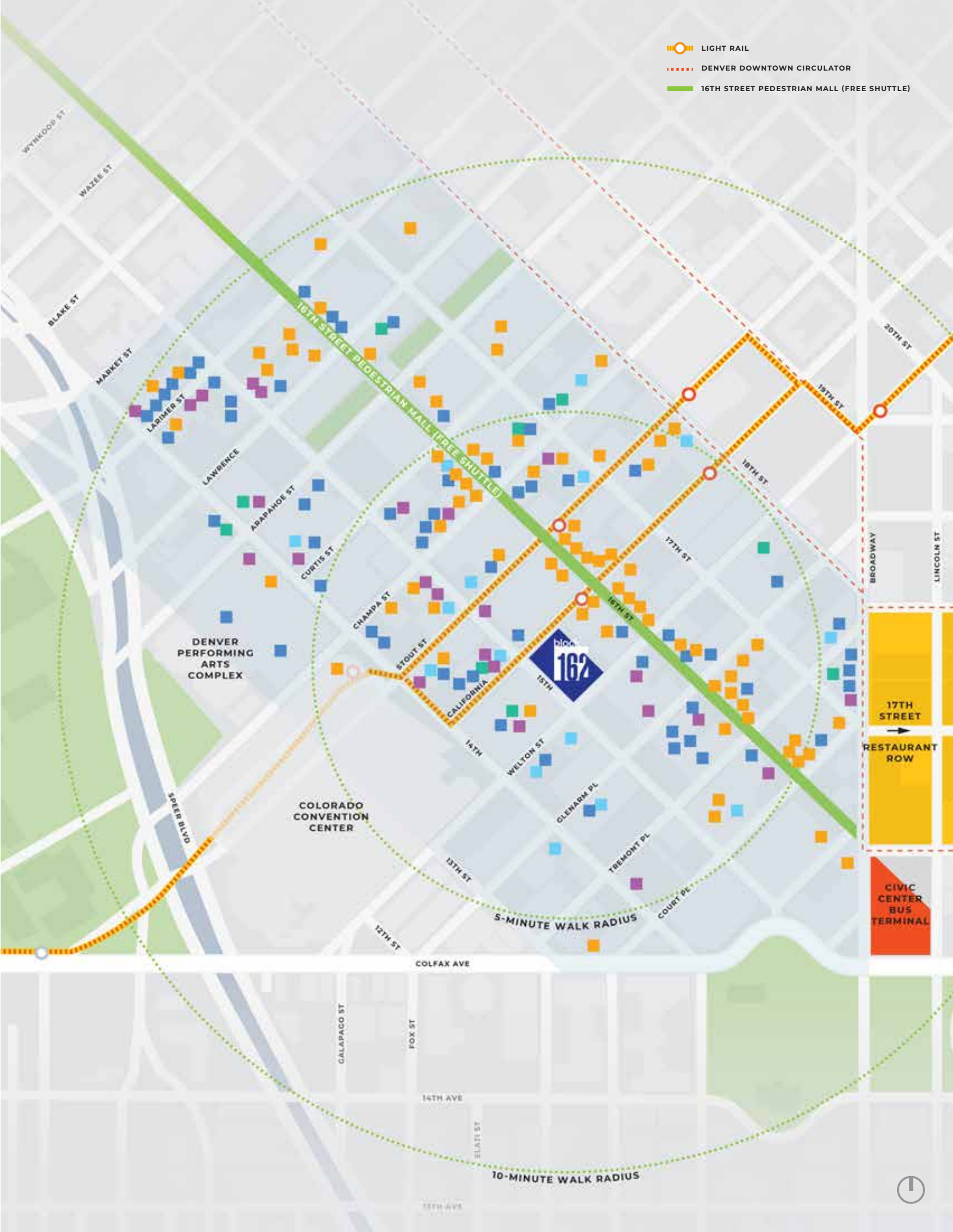
16Mix	Dazzle	Green Russell	Stout Street Social
54thirty Rooftop	EDGE Bar	LIVE at Jack's	Tarantula Billiard & Bar
BarAC	Epernay Lounge	Lucky Strike Denver	Union Lodge No. 1
Churchill's	Euclid Hall	Peaks Lounge	W XYZ Bar
The Corner Office	The Front Porch	Roosevelt	Wild Women Wine
Coyote Ugly	The Greedy Hamster	The Shag Lounge	
CRU Food & Wine Bar			

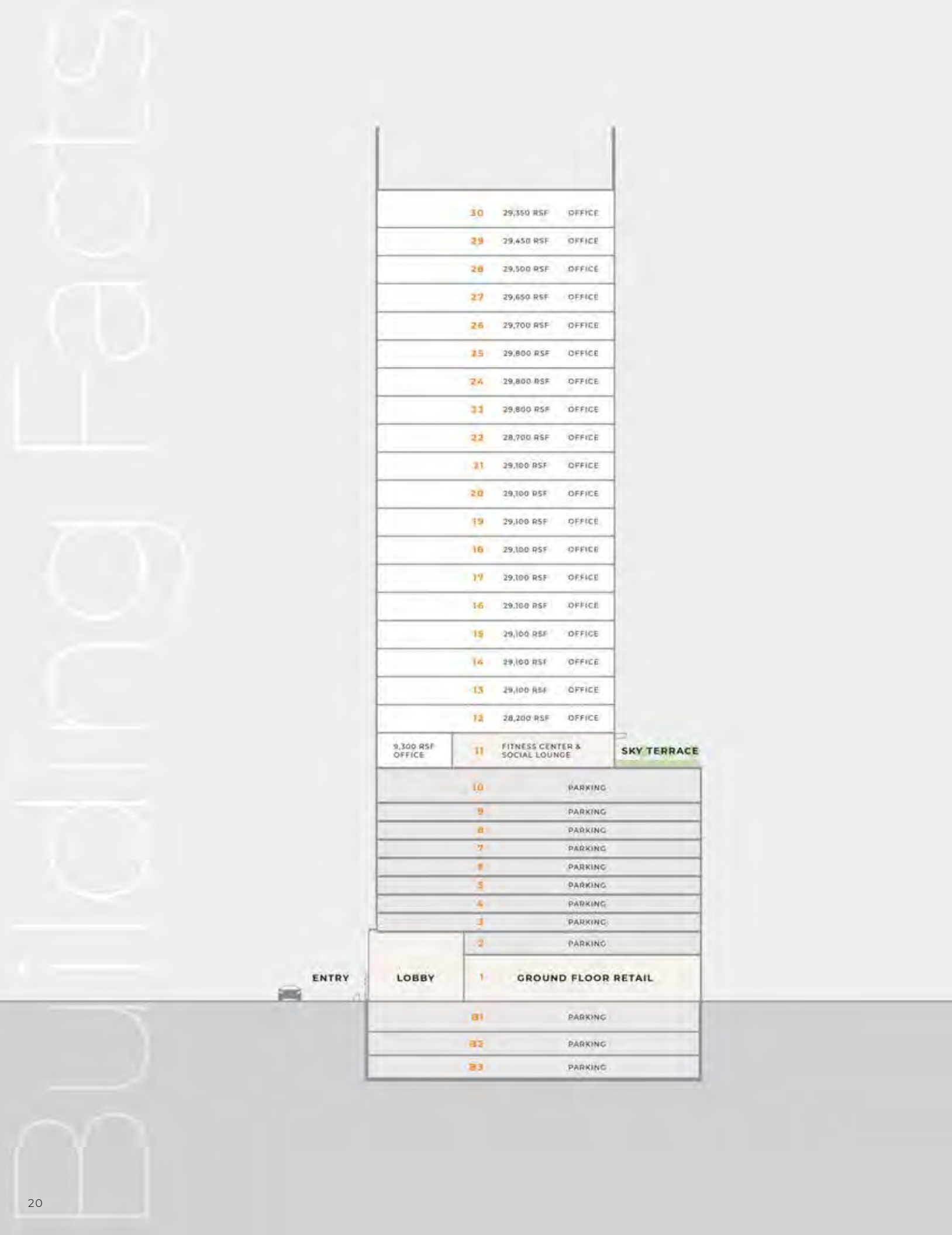
4+ STAR HOTELS

Four Seasons Hotel	Hotel Teatro	Le Meridian	Westin Denver Downtown
Grand Hyatt Denver	Hyatt Regency Denver	Renaissance	
Hotel Monaco		The Brown Palace Hotel & Spa	

3 STAR HOTELS

AC Hotel by Marriott	Embassy Suites	Home2 Suites/ Hilton Tru	Residence Inn
Aloft Hotel	Hilton Denver City Center	Homewood Suites	Sheraton Hotel Downtown
Courtyard by Marriott	Hilton Garden Inn	Hyatt Place Denver	The Curtis
Crowne Plaza	Holiday Inn Express	Magnolia Hotel	





BUILDING FACTS

FLOOR PLATES

- **Floor Area:** Average size 29,500 RSF (Range from 28,200 – 29,800 RSF for individual floors)
- **Perimeter Columns:** 30' typical with column-free corners
- **Lease Spans:** 43'-9" typical core wall to inside face of glass along north and south (broad) sides, with 44'-0" along east and west (narrow) sides
- **Floor-to-Floor Height:** 14'-6"
- **Clear Heights:** 10'-0" clear to ceiling on Levels 12 – 29 (13'-6" on Level 11, and 12'-0" on Level 30); 12'-0" clear to underside of fireproofing (if exposed) on typical floors

EXTERIOR WALL

- **Perimeter Windows:** 10'-0" tall vision glass
- **Window Module:** 5'-0" typical mullion spacing – with extra-wide 6'-1" window module at corners
- **Integral Window Shade Pockets:** Integral pocket within mullion system, sized to accommodate roller shades
- **Vision Glass:** 1" insulating glass with high performance low-e coating at office tower
- **Solid Elements:** Natural stone and composite metal panels, with integral-color CMU at rear garage façade

CORE AND LOBBY

- **Lobby:** Class A lobby with stone floors, wood paneling, custom beveled concrete columns, double-height structural glass exterior wall, and stainless steel and glass accents
- **Elevators:** 12 Destination Dispatch passenger elevators (6 serving high rise bank; 6 serving low rise bank), 2 freight, 3 garage
- **Freight Lobby:** Enclosed within core, secured
- **Closet Space:** Electrical and tel/data IDF closets on each floor
- **Restrooms:** Class A finishes with Privada toilet partitions; accessible from both sides of core; increased fixture count to accommodate higher tenant occupant loads
- **Fire Stairs:** Oversized to accommodate a higher occupant load

STRUCTURE

- **Structural Floor System:** cast-in-place concrete supported by composite steel deck
- **Columns:** rolled steel wide flange columns, girders and floor beams
- **Lateral Load Resisting System:** cast-in-place concrete core shear walls
- **Live Load:** 50 PSF + 15 PSF for partition for office area and 100 PSF for core area



DESIGNED FROM THE INSIDE OUT

EFFICIENT BUILDING

Block 162 will deliver the most efficient floor plate among the new generation of buildings in the Denver CBD, with rectilinear floors offering 29,500 rentable square feet per floor, along with 43'-9" bay depths. The building is designed to meet the demands of 21st-century corporate tenants. The flexible floor plates work perfectly for both traditional office layouts as well as creative office space.

NO INTERIOR COLUMNS

Office floor plates are free of interior columns – offering some of the most efficient, flexible and easily space planned floors in downtown Denver.

STYLISH AND ELEGANT LOBBY

Block 162's lobby, with stone floors, dynamic beveled concrete columns and wall finishes of luxurious stone and warm wood, offers direct access to California and 15th Streets, with elevator entry to all parking and office levels.

BETTER RESTROOMS

The thoughtfully-designed floor plates include pass-through corridors connecting through the core to allow easy access to restrooms from each side of the building. All restrooms feature high-quality "Privada" stalls for comfort, privacy and quality.

HIGHER CEILING HEIGHTS

Block 162 offers 10-foot-clear ceilings on all office floors, with 13-foot-6-inch ceilings on Level 11, and 12-foot ceilings at the top of the tower on Level 30.

ALL OFFICE FLOORS WITH MOUNTAIN VIEWS

The first office floor is located on Level 12, so all tenant floors offer panoramic views of the Front Range and Rockies through Block 162's expansive floor-to-ceiling windows.





A VERSATILE AND INSPIRING WORK SPACE

The virtues of an invigorating environment are limitless and so are the planning options at Block 162. The efficient, column-free floor plates work for either creative office space or traditional office environments.

With so much latitude and so few constraints, Block 162 is a new workplace and an ideal fit for today's workforce.

EXPANSIVE MOUNTAIN VIEWS

Floor-to-ceiling, high-performance glass maximizes natural daylight while minimizing solar heat gain. The result is a bright, fresh and engaging office experience throughout.

With office floors beginning on Level 12, every tenant floor will offer panoramic Front Range views.

Versatility & Vistas



HIGHLY EFFICIENT AND
ADAPTABLE FLOOR PLATES

- Super-efficient rectangular floor plates
- Lease depths ideal for planning versatile work spaces and providing natural light deep into the interior
- 30-foot exterior column spacing with 5-foot planning module
- 10-foot ceiling heights on typical floors
- 13-foot-6-inch ceiling heights on Level 11
- 12-foot ceiling heights on Level 30
- No interior columns

LOW RISE STACK

Levels 12-21
29,100 RSF



HIGH RISE STACK

Levels 22-30
29,800 RSF



PRIVATE OFFICE PLAN
TEST FIT

2 Executive Offices – 15' x 15'
82 Private Offices – 10' x 15'
1 Receptionist
5 Conference Rooms
2 Huddle Rooms

85 Total People
350 RSF/Person



MIXED OPEN/PRIVATE
OFFICE PLAN TEST FIT

1 Executive Office – 15' x 15'
29 Typical Offices – 10' x 15'
120 Open Offices – 6' x 5'
1 Receptionist
6 Conference Rooms
4 Huddle Rooms

151 Total People
197 RSF/Person



OPEN OFFICE PLAN
TEST FIT

4 Executive Offices – 15' x 15'
20 Typical Offices – 10' x 15'
147 Open Offices – 9'6" x 5'
1 Receptionist
2 Conference Rooms
2 Huddle Rooms

172 Total People
173 RSF/Person



A PROVEN
DEVELOPMENT TEAM

Patrinely Group is a national real estate firm specializing in large scale, Class A office, mixed-use and multifamily properties. USAA Real Estate is a subsidiary of USAA, a leading financial services company, serving military families since 1922.

Separately and together, Patrinely Group and USAA Real Estate have a proven record of innovation and quality in the development and management of office, residential, retail and hotel properties. For three decades, Patrinely Group has partnered with USAA Real Estate to deliver state-of-the-art projects with an unmatched certainty of performance and delivery.

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All Conceptual Renderings, Diagrams and preliminary areas are approximate and subject to revision.

