

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.



block
162

A DEVELOPMENT OF
PATRINELY GROUP

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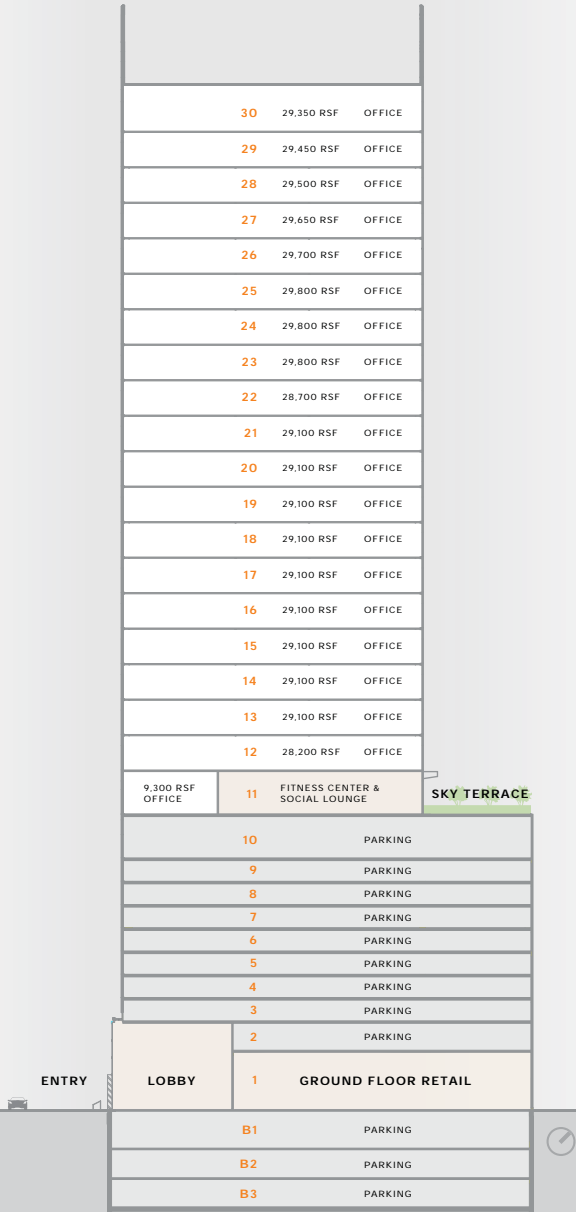
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STACKING PLAN



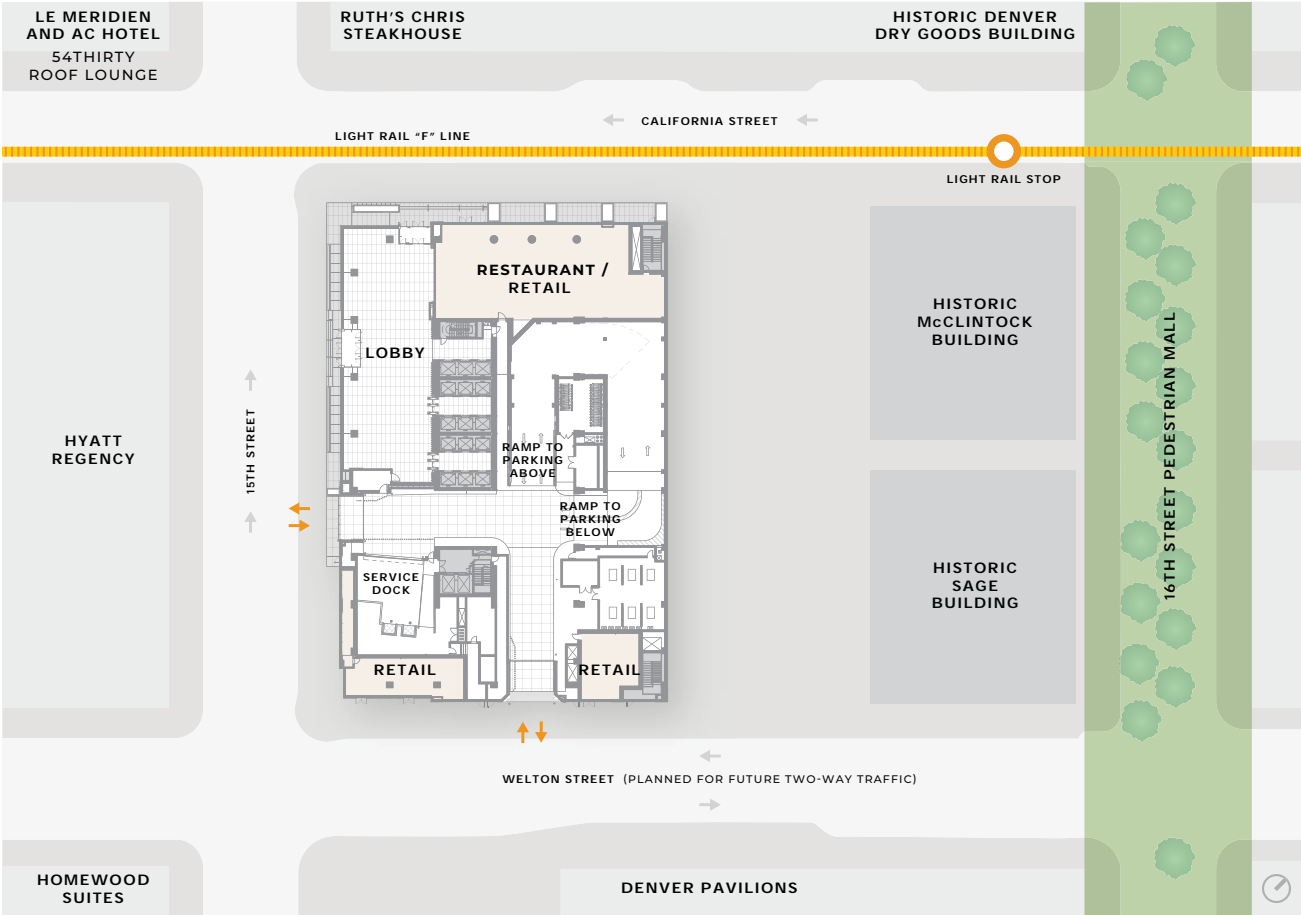
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SITE PLAN



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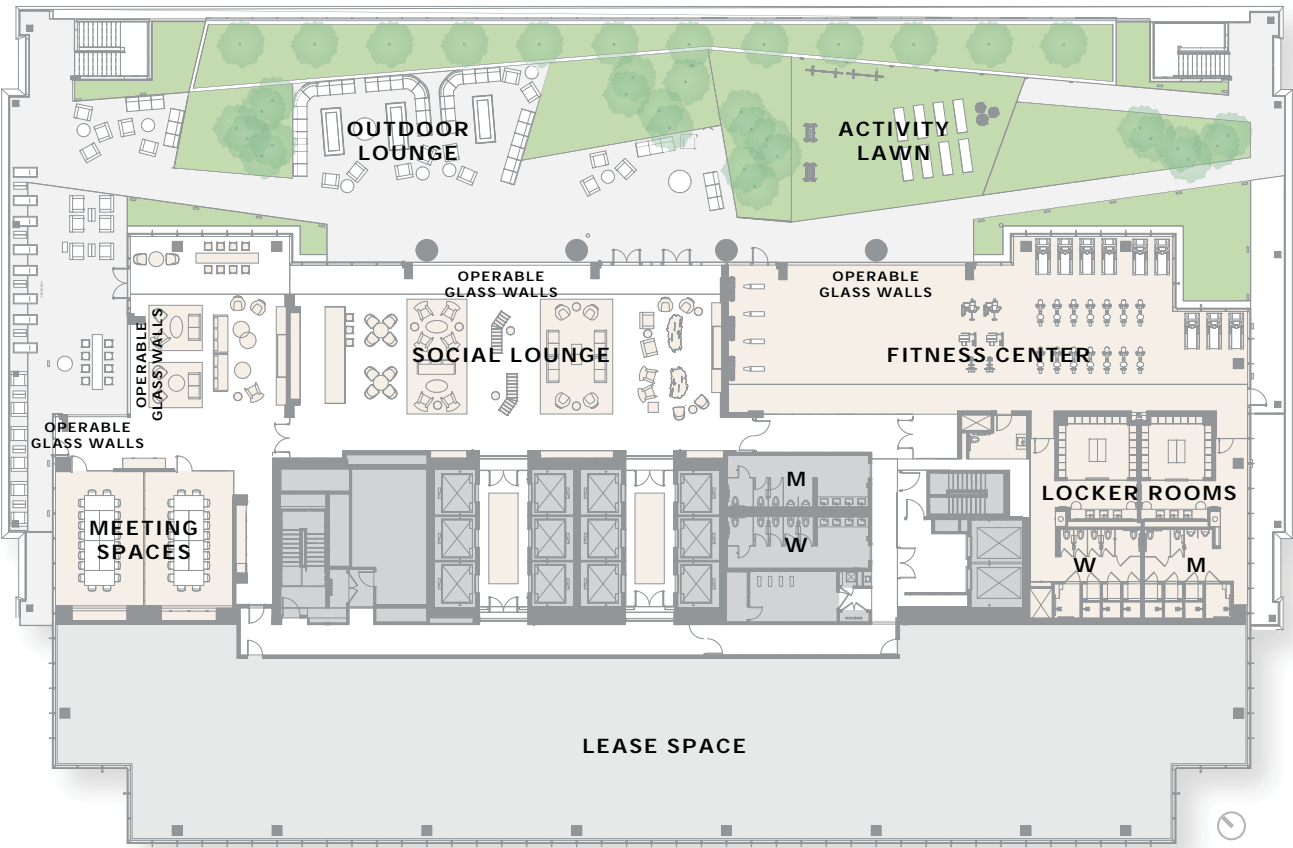
SKY TERRACE AND EXCLUSIVE
TENANT AMENITIES

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



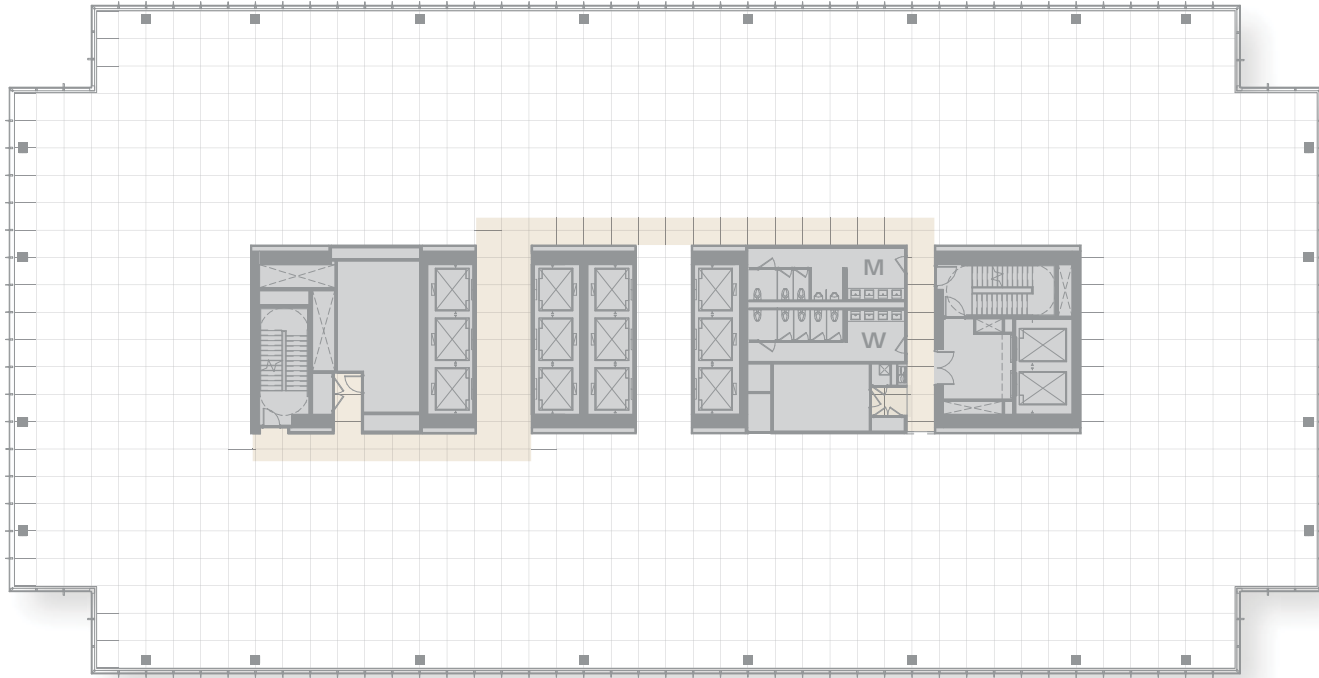
walls open onto an outdoor exercise lawn bringing light and fresh air into the space. The facility is complete with a yoga area, cardio stations and free weights, along with private lockers and showers.

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.

LOW RISE STACK

Levels 12-21
29,100 RSF



- 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
- 12-foot ceiling heights on Level 30
- No interior columns



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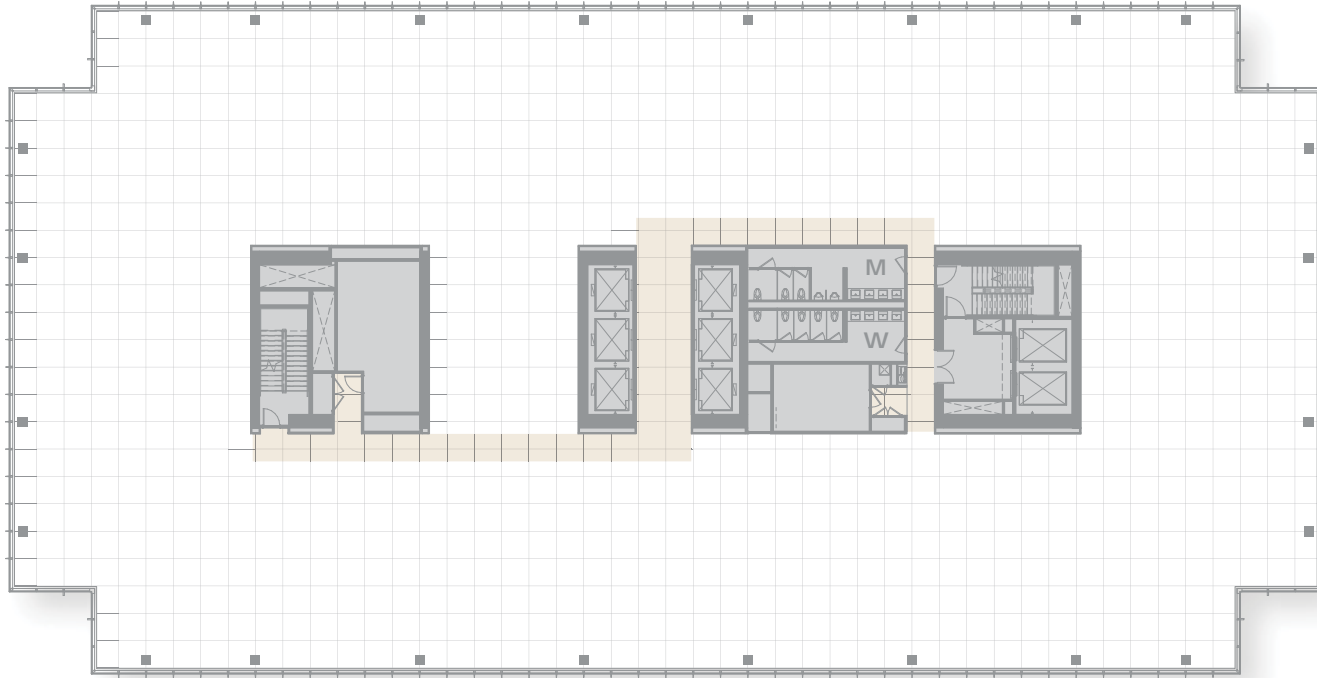
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HIGH RISE STACK

Levels 22-30
29,800 RSF



- 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
- 12-foot ceiling heights on Level 30
- No interior columns



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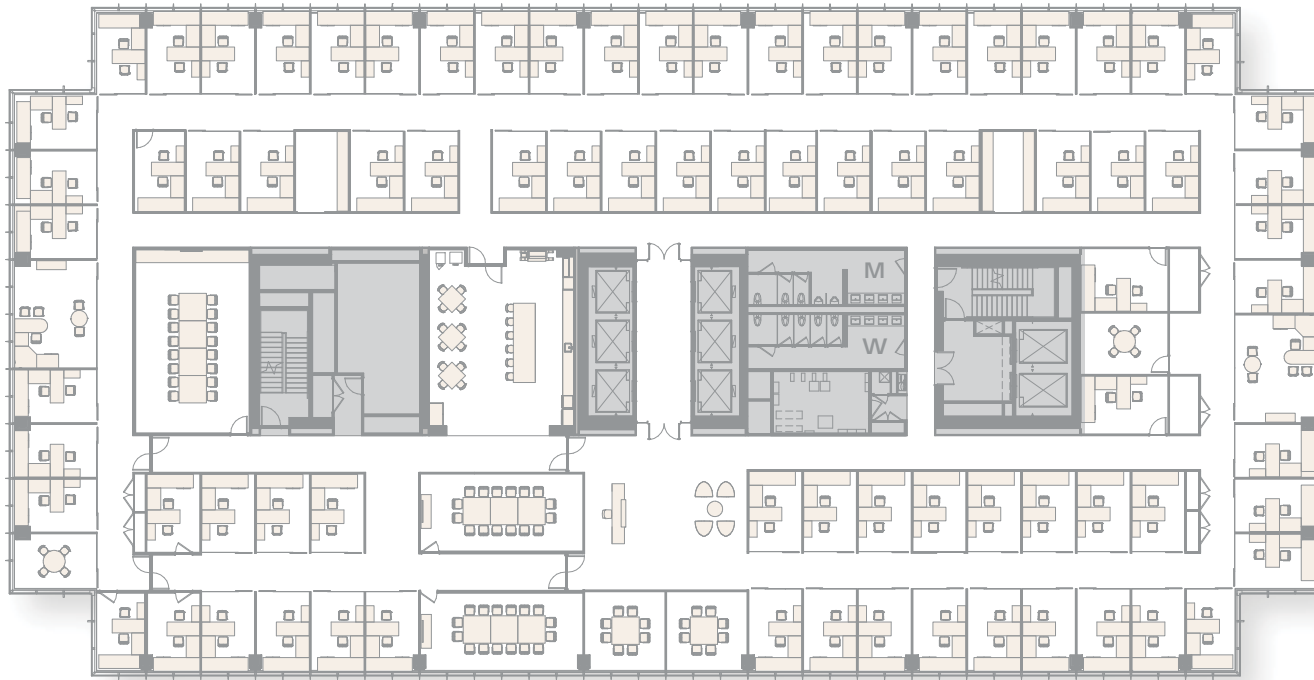
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PRIVATE OFFICE PLAN TEST FIT

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

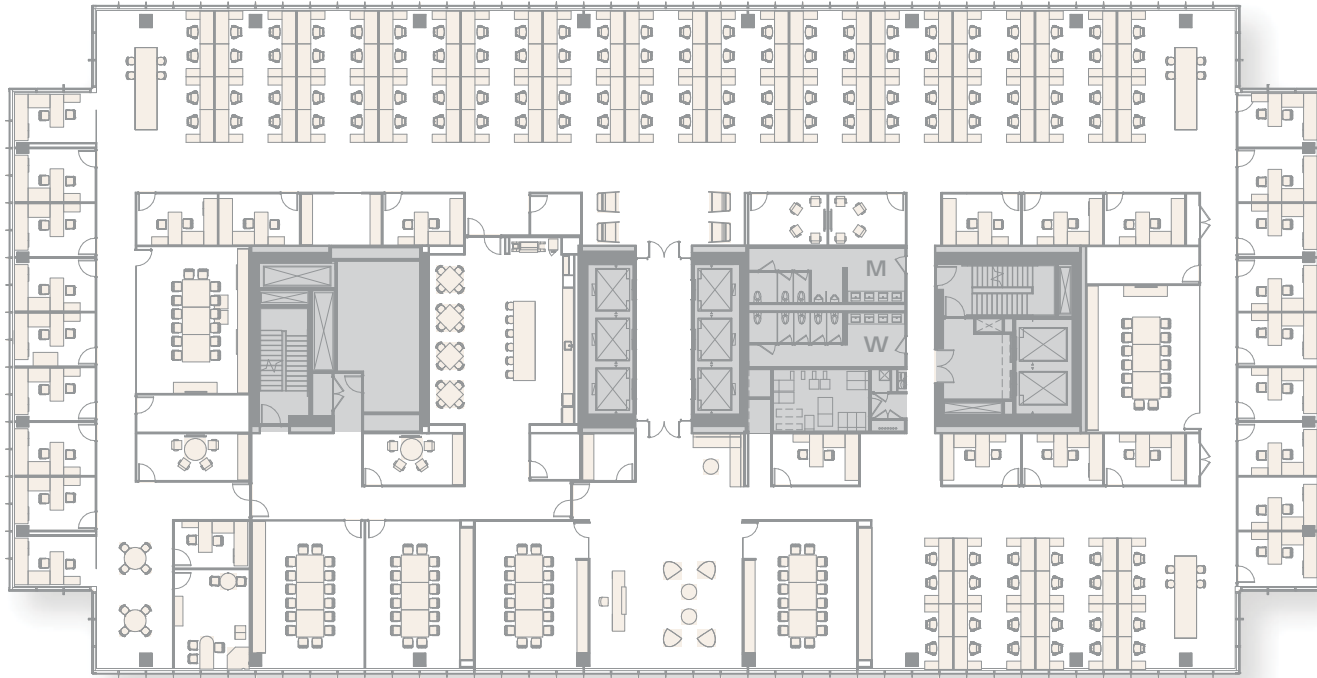


- Super-efficient rectangular floor plates
- Lease depths ideal for planning versatile work spaces and providing natural light deep into the interior
- 30-foot exterior column spacing with 5-foot planning module
- 10-foot ceiling heights on typical floors
- 12-foot ceiling heights on Level 30
- No interior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

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

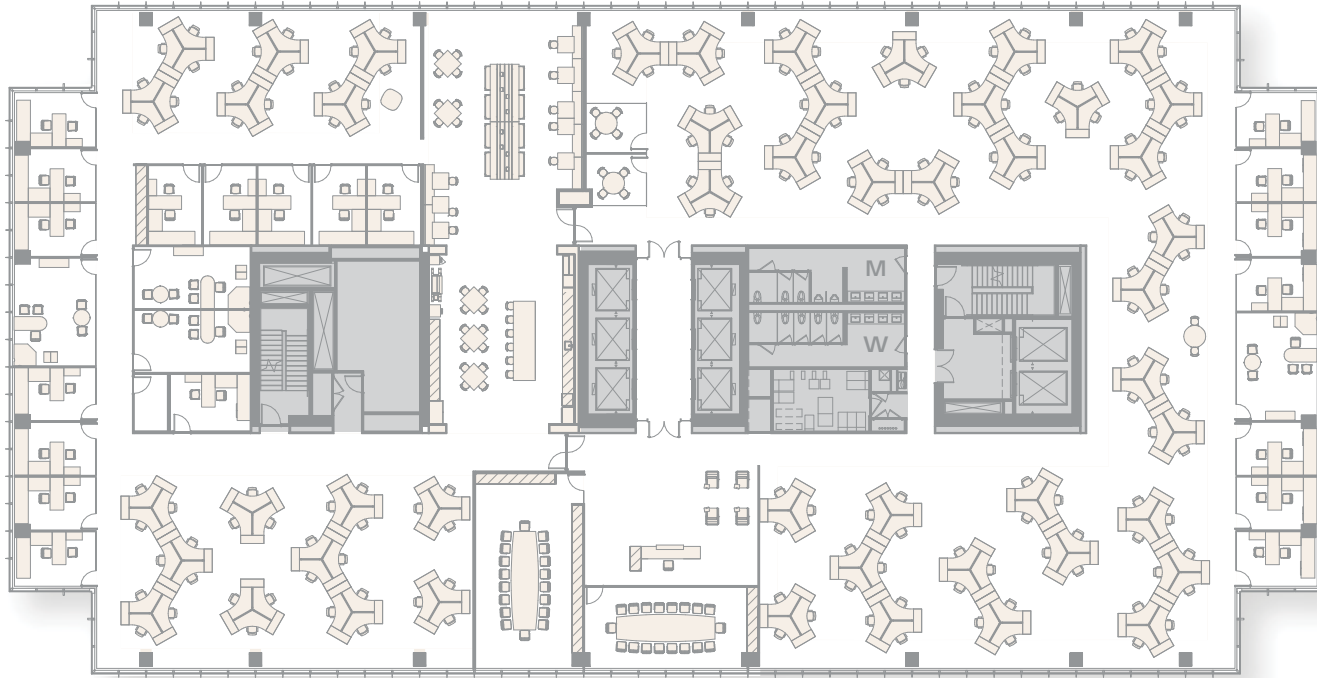


- Super-efficient rectangular floor plates
- Lease depths ideal for planning versatile work spaces and providing natural light deep into the interior
- 30-foot exterior column spacing with 5-foot planning module
- 10-foot ceiling heights on typical floors
- 12-foot ceiling heights on Level 30
- No interior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

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



- 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
- 12-foot ceiling heights on Level 30
- No interior columns



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BUILDING FACTS

FLOOR PLATES

Floor Area: 29,100 RSF (Range from 28,100 – 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



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