

block
162
DENVER
COLORADO

IMMEDIATE
OCCUPANCY
AVAILABLE





**DENVER'S NEWEST AND
BEST OFFICE HIGH RISE**

LEED GOLD

30 Stories and 600,000 SF of highly efficient office space.

AMENITY RICH

First-class exclusive tenant amenities designed around an indoor/outdoor connection including Denver's only Sky Terrace.

COVID-RESPONSIVE

Building designed with safety and wellness in mind for comfort and confidence in the office. The first completely touch-free entry sequence in the Denver market.

INTEGRATED SECURITY

System features including destination dispatch elevators, secure on-site parking in garage and 24-hour dual-manned security.

CLEAN-SLATE SPACES

Ideal office flexibility with 28,900 square foot column-free floor plates.

SWEEPING VIEWS

10-foot clear windows offer panoramic Front Range views.

UNRIVALED ACCESS

Located in a vibrant urban core with multi-model access from car, light rail and bike.

EXCEPTIONAL SIGNAGE

Unparalleled identity opportunities.

PEDESTRIAN-FRIENDLY
NEIGHBORHOOD

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



Walk
Score
97

Transit
Score
94

Bike
Score
94





**A MODERN AND
ELEGANT STREET-
LEVEL LOBBY**

Captivating curb appeal for Denver's premier new office address with touch-free entries at pedestrian entrances and garage elevator lobbies.



COVID-RESPONSIVE

The first multi-tenant office building in Denver to offer completely touch-free access from outside the building up to the front door of each office space.

TOP OF THE MARKET VERTICAL TRANSPORTATION

Reduce wait and travel times with destination dispatch elevators and a custom smartphone app that will allow touch-free remote elevator calling from anywhere in the building.

FRONT DESK SECURITY

24-hour dual-manned security concierge.



DENVER'S ONLY SKY TERRACE

Block 162's 11th floor amenity level 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

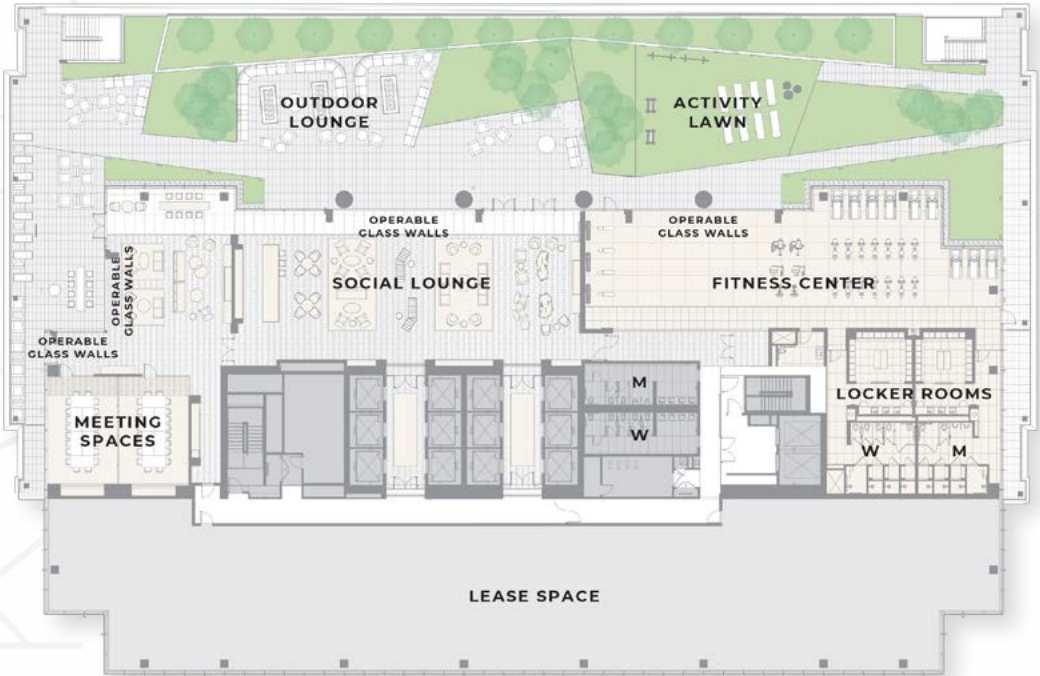
By bringing the outside in, the fitness center offers a workout

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.

110 LINEAR FEET OF OPERABLE GLASS WALLS FOR INDOOR/OUTDOOR FLEXIBILITY





**INNOVATIVE
FITNESS CENTER**

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



SOCIAL LOUNGE AND MEETING SPACE

The indoor social lounge features expansive operable glass walls opening to the outside roof garden creating a living room for your office. Open for the

exclusive use of Block 162 tenants and can be reserved for private functions. The social lounge offers 2,800 square feet of meeting

space, for up to 150+ people, along with comfortable seating arrangements, two interior fireplaces, and multiple locations to work or relax.



**A GRAB-AND-GO
BODEGA SNACK BAR**

Hand-selected offerings with locally-sourced food and beverage options. Catering area for private events includes catering island, bar area, sink, ice maker and warming drawers.

**CURATED CUSTOM
ARTWORK**

Multiple custom creations from Denver-based and Colorado-native artists enhance the lobby and 11th floor amenity level.



DYNAMIC URBAN AREA WITH UPSCALE AMENITIES

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 94 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.



○ LIGHT RAIL DENVER DOWNTOWN CIRCULATOR — 16TH STREET PEDESTRIAN MALL (FREE SHUTTLE)

AN EASY WALK TO ABUNDANT AMENITIES

ON-SITE RETAIL

Block 162 features 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	Jamba Juice	Perks Coffee
Anthony's Pizza & Pasta	Jimmy John's (two locations)	Pho 16th
Backcountry Delicatessen	Kilwins	Shondiz Downtown
Bruegger's Bagels	Liang's Thai Food	Smashburger
Bubu	MAD Greens	Starbucks (six locations)
Cheba Hut	McDonald's	Subway (four locations)
Chipotle Mexican Grill	Menya Noodle Bar	Taco Bell
Corner Bakery Café (three locations)	Mermaids Bakery	Tea Cloud
Fusion Tacos	ModMarket	Tuscany Coffee & Deli
Giordano's	Moe's Broadway Bagel	What the Pho
Heidi's Brooklyn Deli	Noodles and Company	Zoup!
Illegal Burger	Novo Coffee	
Illy Cafe	Obteno	

FINE DINING

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

SOCIAL / EVENING

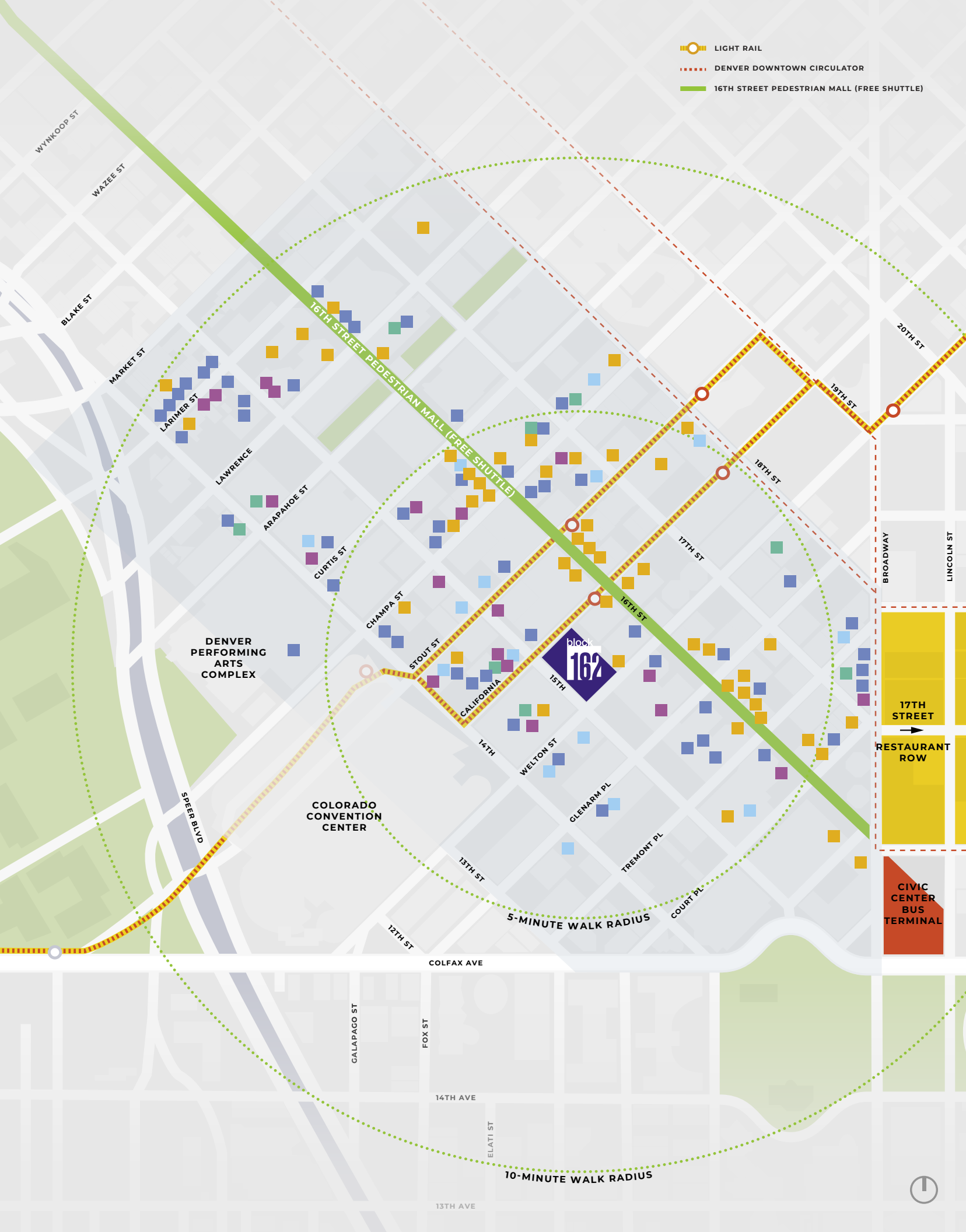
16Mix	Dazzle	Stout Street Social
54thirty Rooftop	EDGE Bar	Tarantula Billiard & Bar
BarAC	The Front Porch	Union Lodge No. 1
Churchill's	Green Russell	W XYZ Bar
The Corner Office	Lucky Strike Denver	Wild Women Wine
Coyote Ugly	Peaks Lounge	
CRU Food & Wine Bar	Roosevelt	

4+ STAR HOTELS

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

3 STAR HOTELS

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



30	29,350 RSF	OFFICE
29	29,450 RSF	OFFICE
28	29,500 RSF	OFFICE
27	29,650 RSF	OFFICE
26	29,700 RSF	OFFICE
25	29,800 RSF	OFFICE
24	29,800 RSF	OFFICE
23	29,800 RSF	OFFICE
22	28,700 RSF	OFFICE
21	29,100 RSF	OFFICE
20	29,100 RSF	OFFICE
19	29,100 RSF	OFFICE
18	29,100 RSF	OFFICE
17	29,100 RSF	OFFICE
16	29,100 RSF	OFFICE
15	29,100 RSF	OFFICE
14	29,100 RSF	OFFICE
13	29,100 RSF	OFFICE
12	28,200 RSF	OFFICE
9,300 RSF OFFICE	11	FITNESS CENTER & SOCIAL LOUNGE
		SKY TERRACE
	10	PARKING
	9	PARKING
	8	PARKING
	7	PARKING
	6	PARKING
	5	PARKING
	4	PARKING
	3	PARKING
	2	PARKING
ENTRY	LOBBY	1 GROUND FLOOR RETAIL
	B1	PARKING
	B2	PARKING
	B3	PARKING

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

BUILDING SYSTEMS

- **HVAC:** High quality antimicrobial MERV-14 air filters
- **UV-C Lamps:** Improved indoor air quality by preventing microbial growth on outdoor air cooling coils and drain pan surfaces
- **Ventilation:** Active ventilation, filtration and humidity control with ASHRAE guidelines to reduce potential for airborne exposure
- **Advanced BAS:** Automatically adjusts building's temperature to maintain an ideal level of comfort; 24/7 system monitoring



DESIGNED FROM THE INSIDE OUT

EFFICIENT BUILDING

Block 162 delivers 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

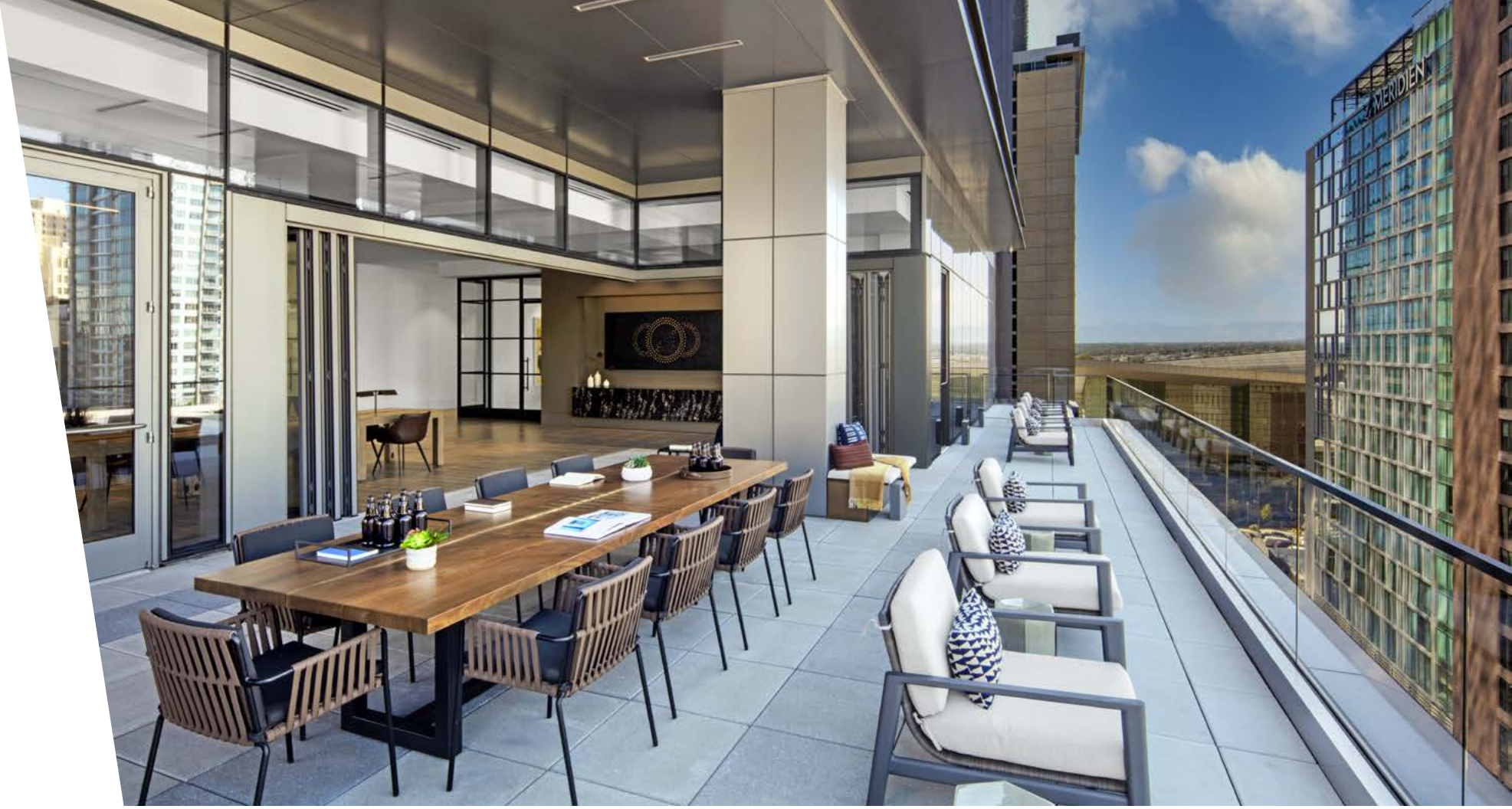
Block 162 offers 10-foot-clear ceilings on all office floors, with 13-foot-6-inch ceilings on Level 11, and 12-foot ceilings at the top of the tower on Level 30.

ALL OFFICE FLOORS WITH MOUNTAIN VIEWS

The first office floor is located on Level 11, so all tenant floors offer panoramic views of the Front Range and Rockies through Block 162's expansive floor-to-ceiling windows.

INTEGRATED SECURITY FEATURES

Block 162 includes best-in-class destination dispatch elevators with the ability to restrict access, including the Agile Mobile system allowing passengers to call elevators with their mobile devices. The building also offers secure on-site parking in the garage and 24-hour dual-manned security concierge in the lobby.



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 11, views of Mount Evans from every floor, plus famous fourteeners Pike's Peak and Longs Peak.



SAFETY + WELLNESS FOR COMFORT AND CONFIDENCE IN THE OFFICE

GETTING HERE

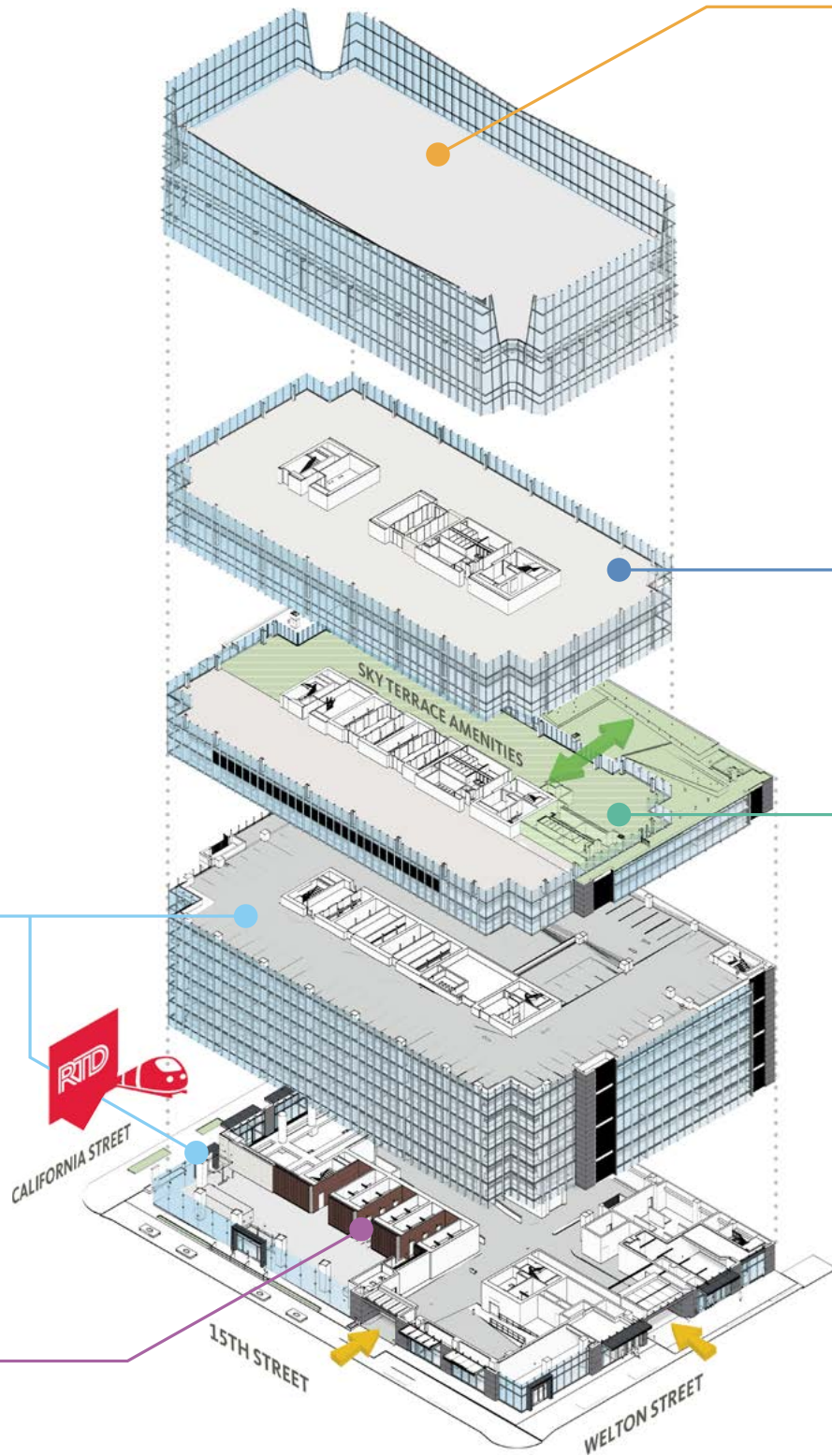


ARRIVING

- Touch-free path of travel from the entry door to your office suite
- Direct access from RTD light rail
- Dedicated bike lane and on-site bike storage
- Best-in-downtown 1.7/1000 on-site secure parking
- Touch-free vehicular entries
- Touch-free elevator lobby doors inside garage

GOING UP

- Secure touch-free elevator access
- Destination Dispatch elevators to maximize efficiency, reducing wait time and stops
- Touch-free elevator calling via custom smartphone app
- Private service elevator vestibules for secure touch-free deliveries to all office levels



HVAC

- Best-in-class HVAC with fresh air ventilation 30% above code
- High efficiency MERV 14 air filters capable of capturing airborne contaminants to ensure cleaner, healthier air
- Antimicrobial UVc lamps at outdoor air cooling coils and drain pans for cleaner air distribution
- Advanced building automation system allowing optimal user experience for employee comfort
- 24/7/365 on-site air monitoring to ensure employees are provided with the cleanest air, both day and night

IN THE OFFICE

- Touch-free restroom fixtures on all office levels
- Flexible floorplates for open- or closed-office layouts
- Minimum 10-foot clear windows on every office floor for natural daylight
- Enhanced cleaning / disinfecting protocols at a frequency above industry standard
- Hands-free water bottle fillers at every tenant drinking fountain

INDOOR/OUTDOOR AMENITIES

- All indoor areas are connected to outdoor space via three separate 40-foot operable glass walls for fresh air – unique in Denver
- Downtown's largest 14,600 SF outdoor Sky Terrace with fire pits and flexible seating for safe and easy social distancing
- Indoor/outdoor fitness experience with outdoor fitness lawn + indoor fitness center – connected by 40' operable glass walls
- Touch-free entries to men's and women's locker rooms
- Covered outdoor conference room plus two indoor conference rooms complete with prefunction lounge and catering space
- Expansive indoor social lounge with fireplace and catering bar



LEED GOLD
CORE AND SHELL
CERTIFICATION

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

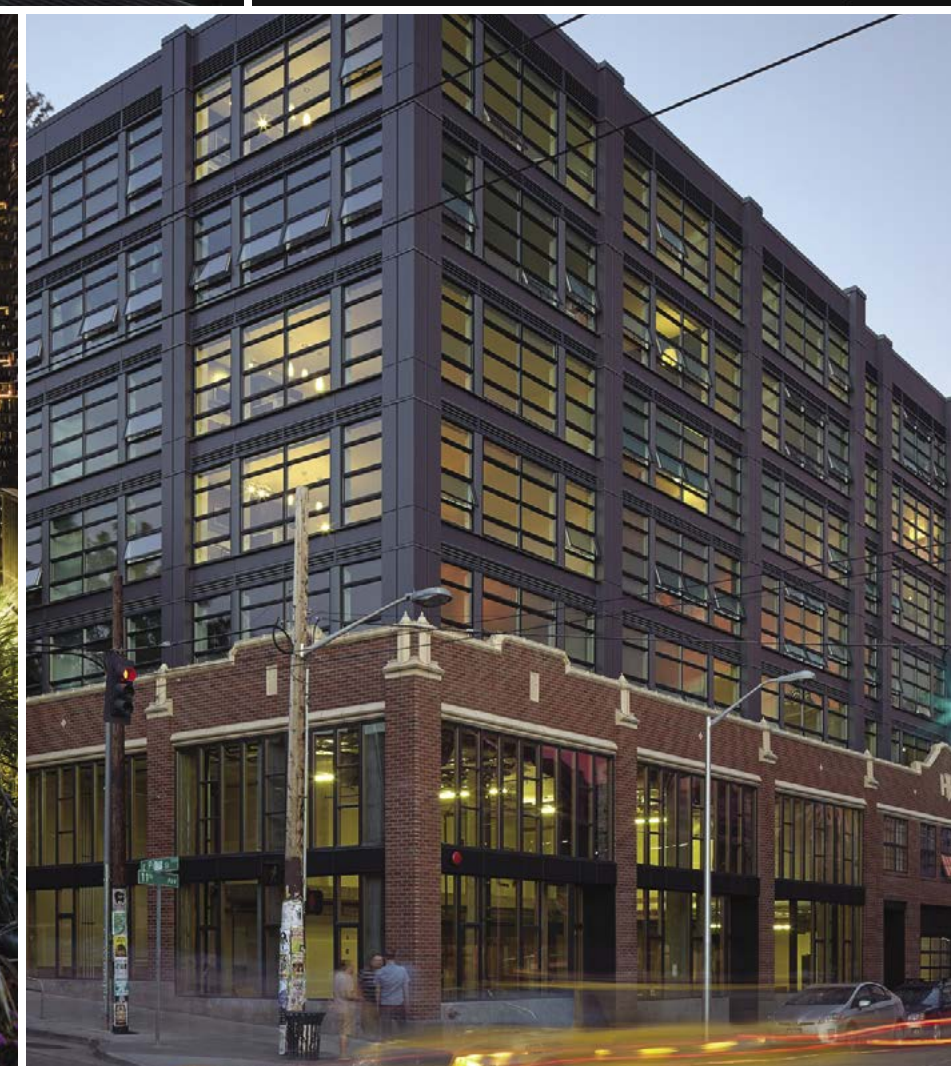


A PROVEN DEVELOPER

Patrinely Group is a national real estate firm specializing in investment, development, leasing and property management of large scale, Class A commercial office, multifamily, industrial and data center properties in major markets.

We have a proven 40-year track record of innovation and quality, and an unwavering commitment to produce state-of-the-art projects.

PatrinelyGroup





A DEVELOPMENT OF
PATRINELY GROUP

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

