

L E A S I N G B R O C H U R E





Ritz-Carlton Hotel & Residences

Elway's Restaurant

FORZA Fitness & Performance Club

Garage Exit

FORZA Fitness & Performance Club
(bridge above)

CURTIS STREET

Garage Entrance

PLAZA

South Tower

Available

Available

Quiznos

TV Lounge

Syrup Restaurant

Hodsons Bar & Grill

Available

TV Lounge

Compass Bank

Starbucks

PLAZA

North Tower

Garage Exit

Garage Exit

CHAMPA STREET

18TH STREET

19TH STREET

THINK

DENVER PLACE is officially designated by the Environmental Protection Agency (EPA) as an Energy Star Building and was the first commercial property in Colorado to earn LEED-EB Gold Status for its leadership in energy and environmental design. This newly renovated complex was also awarded the 2009 BOMA Office Building of the Year award.

GREEN

WORK

Even with all the great spots to escape in and around Denver Place, this newly renovated complex is first and foremost a sophisticated mixed-use business complex featuring an outstanding variety of amenities and services geared to companies, their employees and visitors. Business support includes conference facilities and integrated event

SMART

catering services. A number of quiet lounges and retreats can be found on the second floor of the atrium with free Wi-Fi for those who want to escape with their laptop for an impromptu meeting. Denver Place is within easy walking distance to many hotels such as the Ritz-Carlton Hotel or Marriott Residence Inn.

Free Wi-Fi TV Lounges
Conferencing Facilities
Event Catering
Second Floor Retreats
Convenient Retail
Montessori School
24-hour Security
EPA Energy Star Building
First LEED-EB Gold Building





ON-SITE AMENITIES

Hodsons Bar & Grill
Starbucks
Syrup Restaurant
Compass Bank
Russell's Convenience
Quiznos
FORZA Fitness

RESTAURANTS

- 1 Elway's
- 2 Panzano Restaurant
- 3 Quiznos
- 4 Ghost Plate and Tap
- 5 Three Sisters Cafe
- 6 Beaucoup Burrito
- 7 Broker Restaurant
- 8 Bruegger's Bagels
- 9 Arapahoe Junction
- 10 Gourmet Corner
- 11 My Pizza Peel
- 12 Twentieth Street Tavern
- 13 Wall Street Deli

- 14 Allie's American Grill
- 15 Wall Street Deli
- 16 Old Spaghetti Factory
- 17 JJ Bistro
- 18 Classic Cafe
- 19 Heidi's Brooklyn Deli
- 20 Good Times
- 21 Chili's
- 22 Rock Bottom
- 23 Woody Creek Bakery
- 24 Juice Kitchen
- 25 Quiznos
- 26 Tokyo Joes
- 27 Corner Bakery
- 28 Palm Restaurant
- 29 Madd Greens
- 30 Tilted Kilt
- 31 Chipotle Mexican
- 32 Ambria
- 33 Einstein Bros Bagels
- 34 Salvaggio's Deli
- 35 Cheesecake Factory
- 36 Rialto Cafe
- 37 Sam's No. 3 Mexi-Grill
- 38 Little India
- 39 Jason's Deli
- 40 Willie G's Restaurant
- 41 Anthony's Pizza & Pasta

- 42 Red Square Euro Bistro
- 43 Mellow Mushroom
- 44 Green Fine Salad
- 45 Cafe Options
- 46 Subway
- 47 McDonald's
- 48 Diegos Mexican Food & Cantina
- 49 Jimmy Johns
- 50 Udi's Cafe

COFFEE

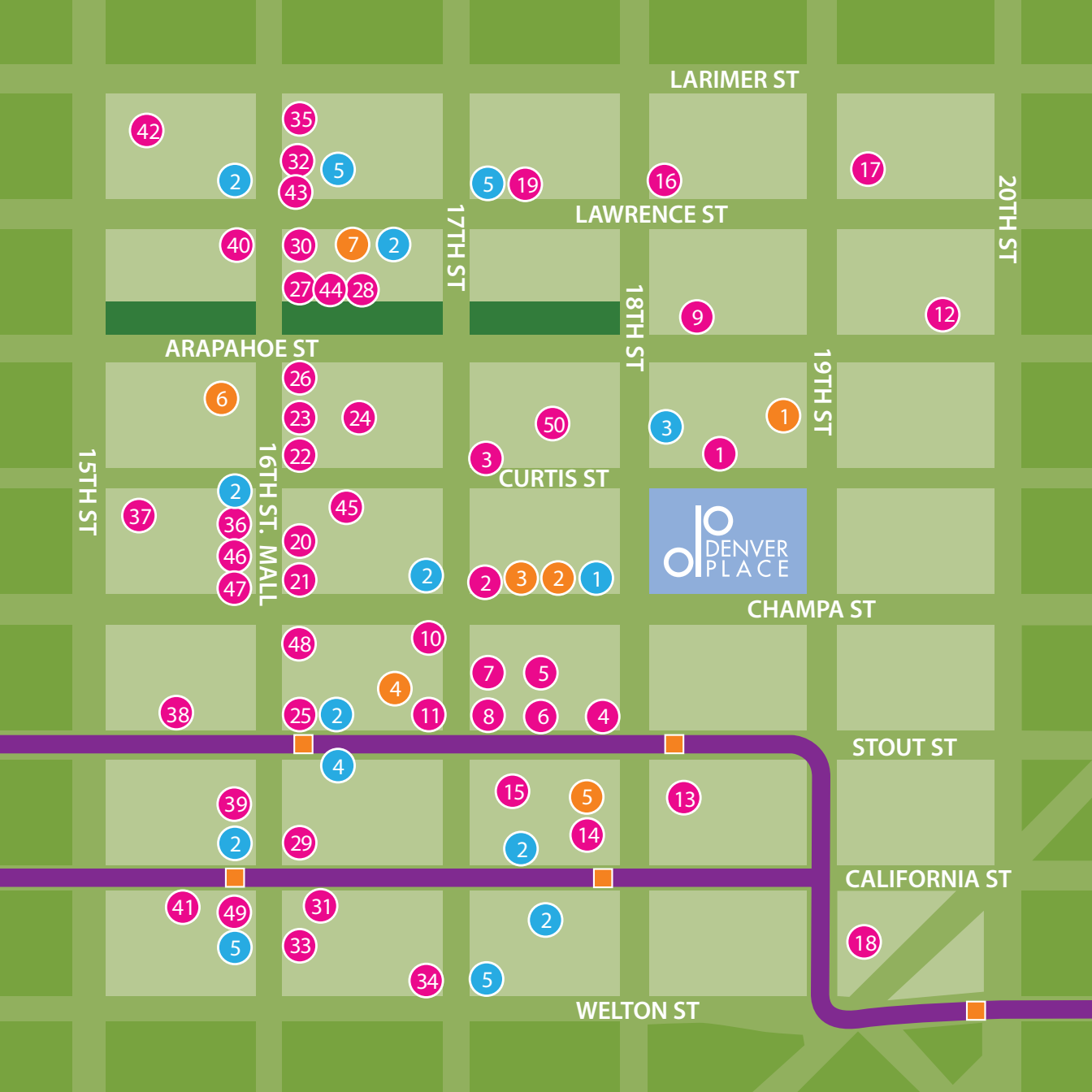
- 1 Caribou Coffee
- 2 Starbucks
- 3 Dazbog Coffee
- 4 Tuscany Coffee & Deli
- 5 Ink Coffee

HOTELS

- 1 The Ritz-Carlton Hotel
- 2 Marriott Residence Inn
- 3 Hotel Monaco
- 4 Magnolia Hotel
- 5 Denver Marriott City Center
- 6 Courtyard Denver
- 7 The Westin

LIGHT RAIL LINE / STATIONS





LARIMER ST

LAWRENCE ST

ARAPAHOE ST

CURTIS ST

CHAMPA ST

STOUT ST

CALIFORNIA ST

WELTON ST

20TH ST

19TH ST

18TH ST

17TH ST

16TH ST. MALL

15TH ST



42

35

2

32

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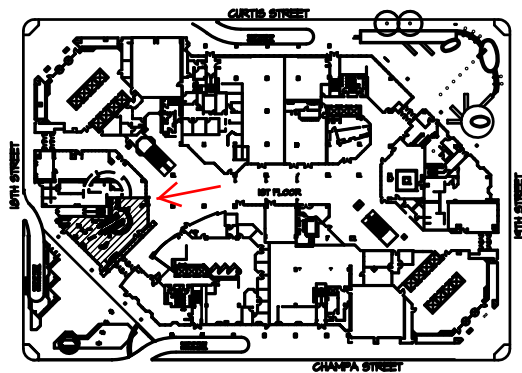
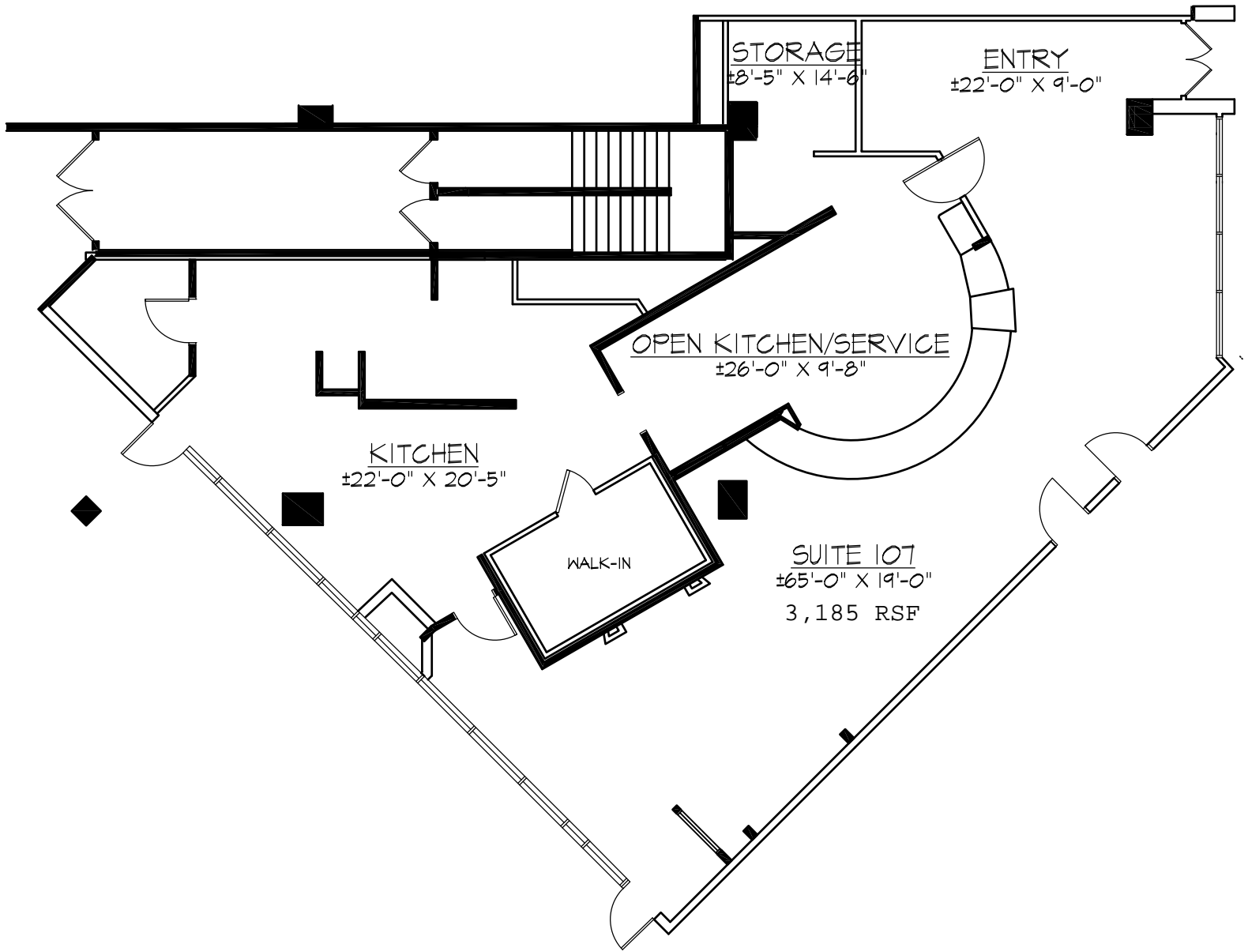
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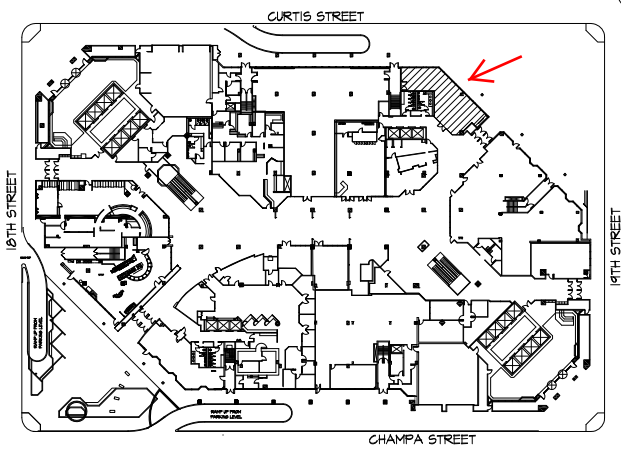
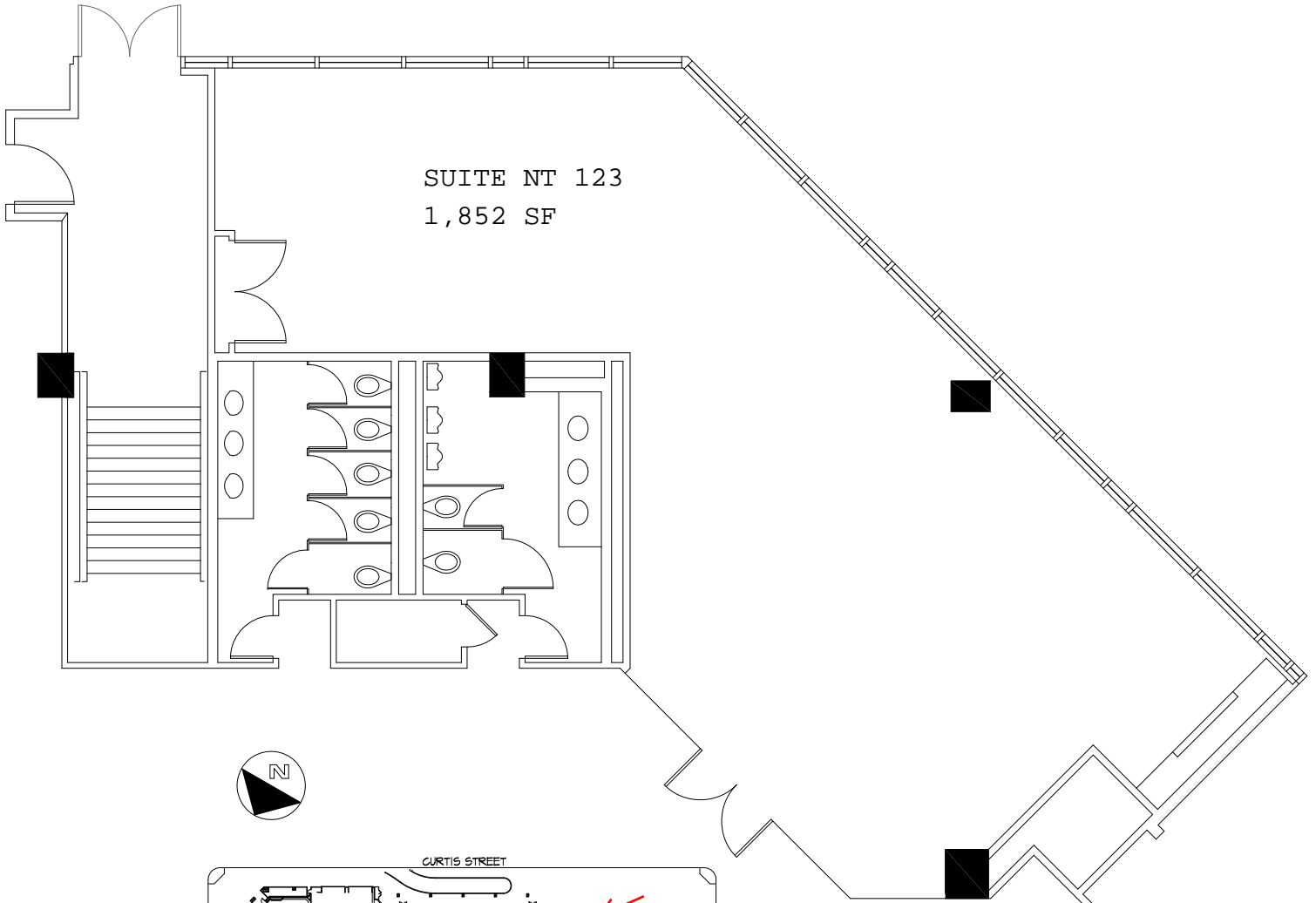
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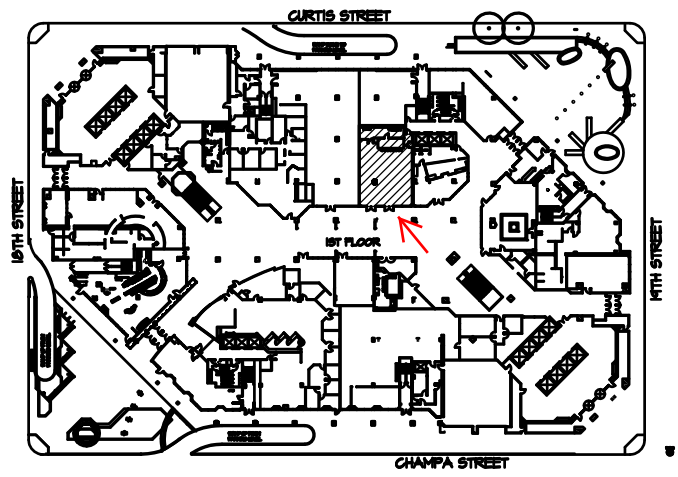
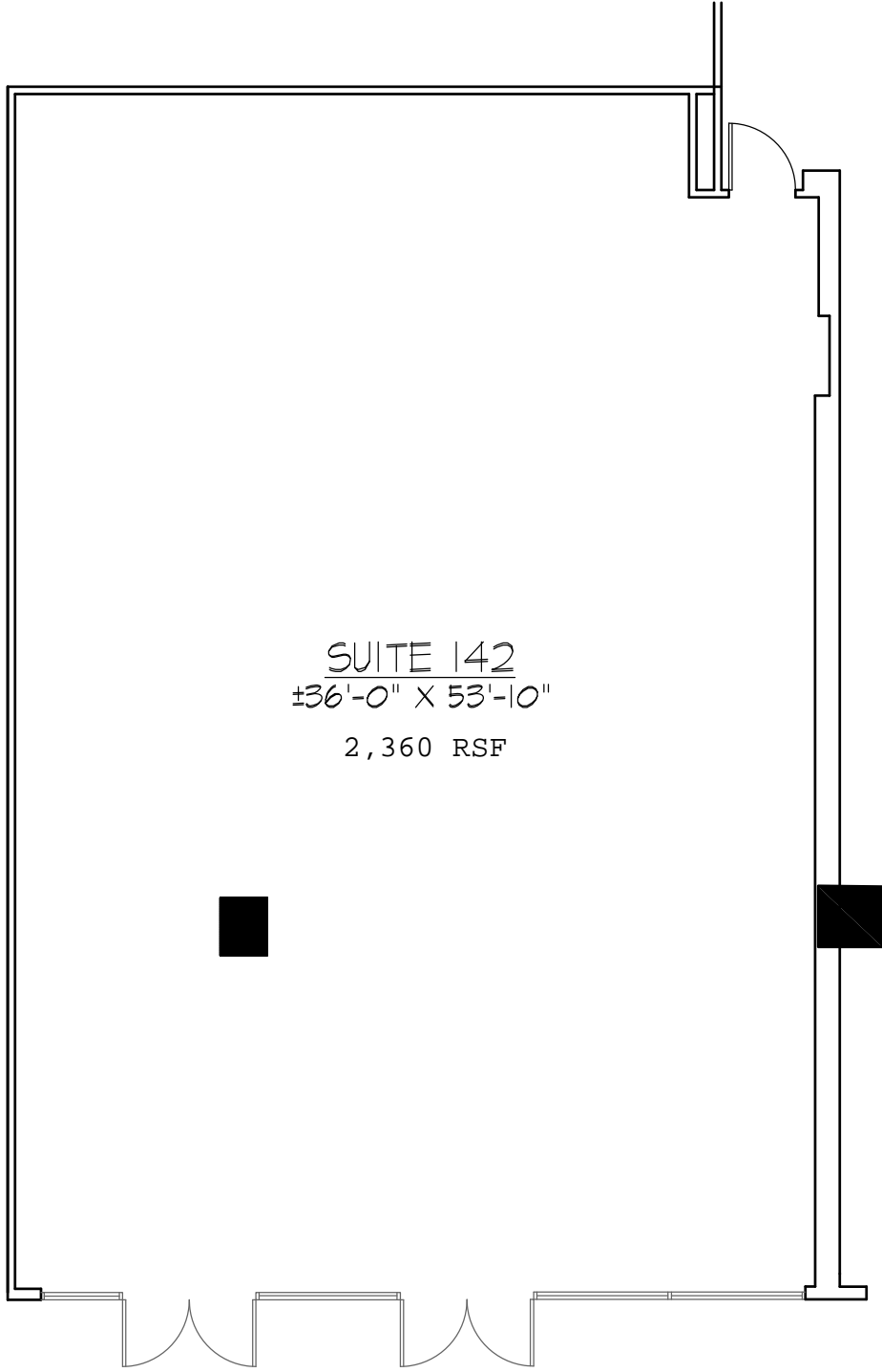
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FOR LEASING INFORMATION

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Business-Facts: Workplace Population 2015

Radius 1: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 0.50 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Total Businesses	5,518	82,117	15
Private Sector	5,121	76,949	15
Public Administration	155	4,729	31
Agriculture, Forestry, Fishing and Hunting	11	59	5
Mining, Quarrying, and Oil and Gas Extraction	162	3,344	21
Utilities	13	857	64
Construction	372	3,990	11
Manufacturing	82	2,122	26
Wholesale Trade	103	806	8
Transportation and Warehousing	68	1,858	27
Information	127	7,381	58
Real Estate and Rental and Leasing	291	2,738	9
Professional, Scientific, and Technical Services	1,810	16,548	9
Management of Companies and Enterprises	15	448	29
Administrative, Support, Waste Mgmt Remediation Services	260	2,650	10
Educational Services	46	4,896	107
Healthcare and Social Assistance	242	3,208	13
Arts, Entertainment, and Recreation	63	1,944	31
Retail Trade	380	3,729	10
Motor Vehicle and Parts Dealers	13	133	10

Business-Facts: Workplace Population 2015

Radius 1: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 0.50 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Furniture and Home Furnishing Stores	7	73	10
Electronics and Appliance Stores	84	1,290	15
Building Material and Garden Equipment, Supplies Dlrs	66	348	5
Food and Beverage Stores	40	263	7
Health and Personal Care Stores	24	256	11
Gasoline Stations	10	50	5
Clothing and Accessories Stores	54	474	9
Sporting Goods, Hobby, Book and Music Stores	8	96	13
General Merchandise Stores	7	88	13
Miscellaneous Store Retailers	55	313	6
Nonstore Retailers	11	346	31
Finance and Insurance	468	7,190	15
Monetary Authorities-Central Bank	0	0	0
Credit Intermediation and Related Activities	164	3,082	19
Securities, Comm Cntrcts, Fin Invests, Related Activities	171	2,429	14
Insurance Carriers and Related Activities	124	1,300	11
Funds, Trusts and Other Financial Vehicles	9	378	42
Accommodation and Food Services	301	10,440	35
Accommodation	35	4,473	129
Food Services and Drinking Places	266	5,967	22
Other Services (except Public Administration)	306	2,738	9
Repair and Maintenance	55	210	4
Personal and Laundry Services	136	1,541	11
Religious, Grant Making, Civic, Professional, Similar Orgs	114	987	9
Residential Population	11,175		
Residential Population per Business	2		
Number of Households	7,062		
CY Households Per Business	1		

Business-Facts: Workplace Population 2015

Radius 2: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 1.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Total Businesses	8,052	119,061	15
Private Sector	7,399	103,998	14
Public Administration	321	14,426	45
Agriculture, Forestry, Fishing and Hunting	16	76	5
Mining, Quarrying, and Oil and Gas Extraction	198	3,983	20
Utilities	17	890	52
Construction	437	4,789	11
Manufacturing	126	3,385	27
Wholesale Trade	133	2,220	17
Transportation and Warehousing	88	2,187	25
Information	188	8,228	44
Real Estate and Rental and Leasing	445	3,868	9
Professional, Scientific, and Technical Services	2,468	22,647	9
Management of Companies and Enterprises	17	488	28
Administrative, Support, Waste Mgmt Remediation Services	323	3,174	10
Educational Services	74	5,465	73
Healthcare and Social Assistance	470	5,250	11
Arts, Entertainment, and Recreation	98	2,922	30
Retail Trade	525	6,331	12
Motor Vehicle and Parts Dealers	20	188	10



Business-Facts: Workplace Population 2015

Radius 2: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 1.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Furniture and Home Furnishing Stores	13	99	8
Electronics and Appliance Stores	105	2,547	24
Building Material and Garden Equipment, Supplies Dlrs	75	393	5
Food and Beverage Stores	71	553	8
Health and Personal Care Stores	35	332	10
Gasoline Stations	12	56	5
Clothing and Accessories Stores	69	580	8
Sporting Goods, Hobby, Book and Music Stores	14	194	14
General Merchandise Stores	7	91	13
Miscellaneous Store Retailers	90	564	6
Nonstore Retailers	15	733	50
Finance and Insurance	837	10,745	13
Monetary Authorities-Central Bank	0	0	0
Credit Intermediation and Related Activities	238	4,854	20
Securities, Comm Cntrcts, Fin Invests, Related Activities	216	3,179	15
Insurance Carriers and Related Activities	371	2,326	6
Funds, Trusts and Other Financial Vehicles	12	386	32
Accommodation and Food Services	464	13,415	29
Accommodation	47	4,661	100
Food Services and Drinking Places	417	8,754	21
Other Services (except Public Administration)	475	3,936	8
Repair and Maintenance	69	263	4
Personal and Laundry Services	190	1,865	10
Religious, Grant Making, Civic, Professional, Similar Orgs	216	1,808	8
Residential Population	32,311		
Residential Population per Business	4		
Number of Households	19,777		
CY Households Per Business	3		

Business-Facts: Workplace Population 2015

Radius 3: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 2.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Total Businesses	13,874	190,227	14
Private Sector	12,897	170,115	13
Public Administration	409	18,672	46
Agriculture, Forestry, Fishing and Hunting	22	99	5
Mining, Quarrying, and Oil and Gas Extraction	205	4,043	20
Utilities	18	1,808	100
Construction	680	7,261	11
Manufacturing	273	6,128	23
Wholesale Trade	289	4,551	16
Transportation and Warehousing	153	2,738	18
Information	304	10,455	34
Real Estate and Rental and Leasing	765	5,713	8
Professional, Scientific, and Technical Services	3,367	28,487	9
Management of Companies and Enterprises	23	532	24
Administrative, Support, Waste Mgmt Remediation Services	479	5,058	11
Educational Services	177	8,536	48
Healthcare and Social Assistance	2,021	25,971	13
Arts, Entertainment, and Recreation	195	6,989	36
Retail Trade	1,026	11,469	11
Motor Vehicle and Parts Dealers	55	462	8



Business-Facts: Workplace Population 2015

Radius 3: 1881 CURTIS ST, DENVER, CO 80202-1902, 0.00 - 2.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Furniture and Home Furnishing Stores	39	258	7
Electronics and Appliance Stores	140	2,898	21
Building Material and Garden Equipment, Supplies Dlrs	121	784	7
Food and Beverage Stores	161	1,909	12
Health and Personal Care Stores	84	650	8
Gasoline Stations	21	97	5
Clothing and Accessories Stores	112	746	7
Sporting Goods, Hobby, Book and Music Stores	48	1,546	32
General Merchandise Stores	19	153	8
Miscellaneous Store Retailers	199	1,066	5
Nonstore Retailers	29	899	31
Finance and Insurance	1,096	13,317	12
Monetary Authorities-Central Bank	0	0	0
Credit Intermediation and Related Activities	370	5,481	15
Securities, Comm Cntrcts, Fin Invests, Related Activities	256	3,368	13
Insurance Carriers and Related Activities	457	4,069	9
Funds, Trusts and Other Financial Vehicles	13	399	31
Accommodation and Food Services	833	19,240	23
Accommodation	71	5,205	73
Food Services and Drinking Places	762	14,035	18
Other Services (except Public Administration)	973	7,722	8
Repair and Maintenance	162	985	6
Personal and Laundry Services	374	2,961	8
Religious, Grant Making, Civic, Professional, Similar Orgs	436	3,777	9
Residential Population	109,109		
Residential Population per Business	8		
Number of Households	61,377		
CY Households Per Business	4		

Business-Facts: Workplace Population 2015

Prepared from Nielsen Business-Facts, this includes controlled data from InfoGroup and Bureau of Labor Statistics.

* Industries (Government & Non-Profit), or the Public Sector, includes Public Administration , Museums, Educational, and Social Services. All the rest of the Industries are the Private Sector.

Business-Facts: Workplace Population 2015

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 0.50

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 1.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 2.00

Project Information:

Site: 1

Order Number: 975556674

Pop-Facts: Population Quick Facts 2015 Report

Radius 1: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Radius 2: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Radius 3: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Description	0.00 - 0.50 miles		0.00 - 1.00 miles		0.00 - 2.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2020 Projection	12,764		36,546		119,548	
2015 Estimate	11,175		32,311		109,109	
2010 Census	8,925		26,529		96,509	
2000 Census	4,996		17,230		91,845	
Growth 2015 - 2020	14.21%		13.11%		9.57%	
Growth 2010 - 2015	25.22%		21.80%		13.06%	
Growth 2000 - 2010	78.65%		53.97%		5.08%	

2015 Est. Population by Age	11,175		32,311		109,109	
Age 0 - 4	212	1.90	842	2.61	4,887	4.48
Age 5 - 9	196	1.75	784	2.43	4,578	4.20
Age 10 - 14	93	0.83	430	1.33	3,233	2.96
Age 15 - 17	220	1.97	438	1.36	2,020	1.85
Age 18 - 20	528	4.72	1,007	3.12	3,393	3.11
Age 21 - 24	906	8.11	2,045	6.33	5,420	4.97
Age 25 - 34	3,602	32.23	11,784	36.47	35,280	32.33
Age 35 - 44	1,630	14.59	5,046	15.62	17,673	16.20
Age 45 - 54	1,273	11.39	3,707	11.47	12,375	11.34
Age 55 - 64	1,203	10.77	3,229	9.99	10,353	9.49
Age 65 - 74	866	7.75	2,071	6.41	6,491	5.95
Age 75 - 84	347	3.11	722	2.23	2,423	2.22
Age 85 and over	99	0.89	207	0.64	983	0.90
Age 16 and over	10,601	94.86	30,112	93.19	95,751	87.76
Age 18 and over	10,454	93.55	29,817	92.28	94,390	86.51
Age 21 and over	9,926	88.82	28,811	89.17	90,998	83.40
Age 65 and over	1,312	11.74	3,000	9.28	9,897	9.07

2015 Est. Median Age	34.5	34.0	33.8
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2015 Est. Average Age	39.5	38.1	36.9
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Pop-Facts: Population Quick Facts 2015 Report

Radius 1: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Radius 2: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Radius 3: 1881 CURTIS ST, DENVER, CO 80202-1902, aggregate

Description	0.00 - 0.50 miles		0.00 - 1.00 miles		0.00 - 2.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2015 Est. Population by Single-Classification Race	11,175		32,311		109,109	
White Alone	8,932	79.93	25,885	80.11	83,784	76.79
Black or African American Alone	838	7.50	2,734	8.46	9,110	8.35
American Indian and Alaska Native Alone	114	1.02	336	1.04	1,427	1.31
Asian Alone	570	5.10	1,076	3.33	2,500	2.29
Native Hawaiian and Other Pacific Islander Alone	19	0.17	43	0.13	148	0.14
Some Other Race Alone	290	2.60	1,039	3.22	7,734	7.09
Two or More Races	411	3.68	1,198	3.71	4,407	4.04
2015 Est. Population by Ethnicity (Hispanic or Latino)	11,175		32,311		109,109	
Hispanic or Latino	1,103	9.87	3,579	11.08	22,098	20.25
Not Hispanic or Latino	10,072	90.13	28,732	88.92	87,011	79.75
2015 Est. Population by Sex	11,175		32,311		109,109	
Male	6,420	57.45	18,435	57.05	58,450	53.57
Female	4,755	42.55	13,876	42.95	50,659	46.43

Pop-Facts: Population Quick Facts 2015 Report

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 0.50

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 1.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1881 CURTIS ST	Latitude/Longitude	39.749896	-104.991589
DENVER, CO 80202-1902	Radius	0.00	- 2.00

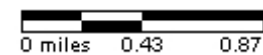
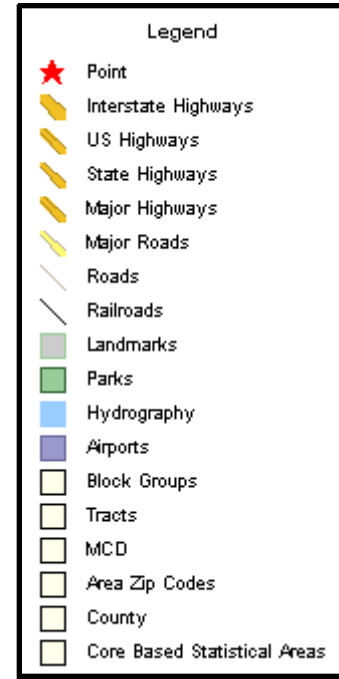
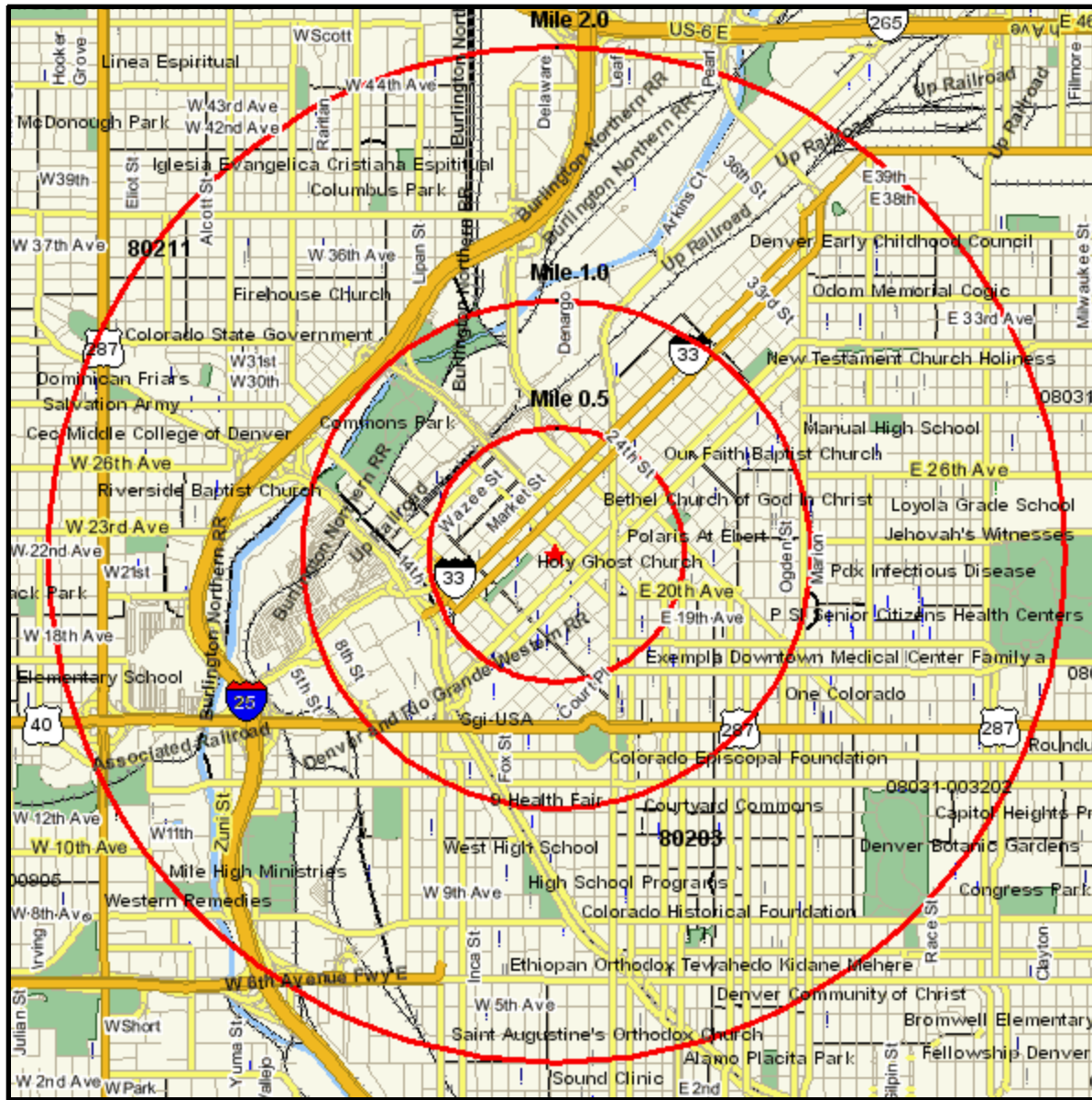
Project Information:

Site: 1

Order Number: 975556674

Area Map

1881 CURTIS ST
 DENVER, CO 80202-1902
 Coord: 39.749896, -104.991589
 Radius - See Appendix for Details



Area Map

Appendix: Area Listing

Area Name:

Type: Radius 1

Radius Definition:

1881 CURTIS ST	Center Point:	39.749896	-104.991589
DENVER, CO 80202-1902	Circle/Band:	0.00 -	0.50

Area Name:

Type: Radius 2

Radius Definition:

1881 CURTIS ST	Center Point:	39.749896	-104.991589
DENVER, CO 80202-1902	Circle/Band:	0.00 -	1.00

Area Name:

Type: Radius 3

Radius Definition:

1881 CURTIS ST	Center Point:	39.749896	-104.991589
DENVER, CO 80202-1902	Circle/Band:	0.00 -	2.00