



# 1900 SIXTEENTH

*at*

*The Millennium Bridge*

DENVER, COLORADO







CBRE, as exclusive agent, is pleased to offer Denver's newest office address. **1900 SIXTEENTH** is a signature high-rise office building located in the vibrant Platte River - Union Station revitalization district. Phase One, a 400,000 square foot, 17-story tower is adjacent to the landmark Millennium Bridge, next to RTD's multi-modal Light Rail Station, at the western gateway to the 16th Street Mall. This 17-story tower is the first of what will ultimately be a premier office location, with a fully integrated parking facility, surrounding a central plaza designed to accommodate the rigorous demands of today's modern office occupants.

**1900 SIXTEENTH** has achieved the coveted **LEED™ Gold Pre-Certification**, reflecting the principles of environmental sustainability vital to 21st Century architectural projects. This signature structure - an elegant architectural design statement - takes its place among the finest of the Mile High City's Class 'AA' office developments.

1900  
SIXTEENTH  
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Elegant Design and Superior Technology  
in a Vibrant Urban Setting











## 1900 SIXTEENTH

Demonstrates an uncompromising commitment to quality in design, materials and construction.

The building exterior is a distinctive combination of finely finished architectural pre-cast and custom glass curtain walls, enhanced by elegant detailing.

The dramatic two-story lobby features honed and polished limestone floors complimented by warm European Beechwood finished walls.

Office floors enjoy expansive views of downtown Denver and the Rocky Mountains.

High quality interior finishes include full height hardwood doors with brushed stainless steel hardware, recessed light fixtures, stained wood wall panels, and stone floors.



# 1900 SIXTEENTH

## Vicinity Map

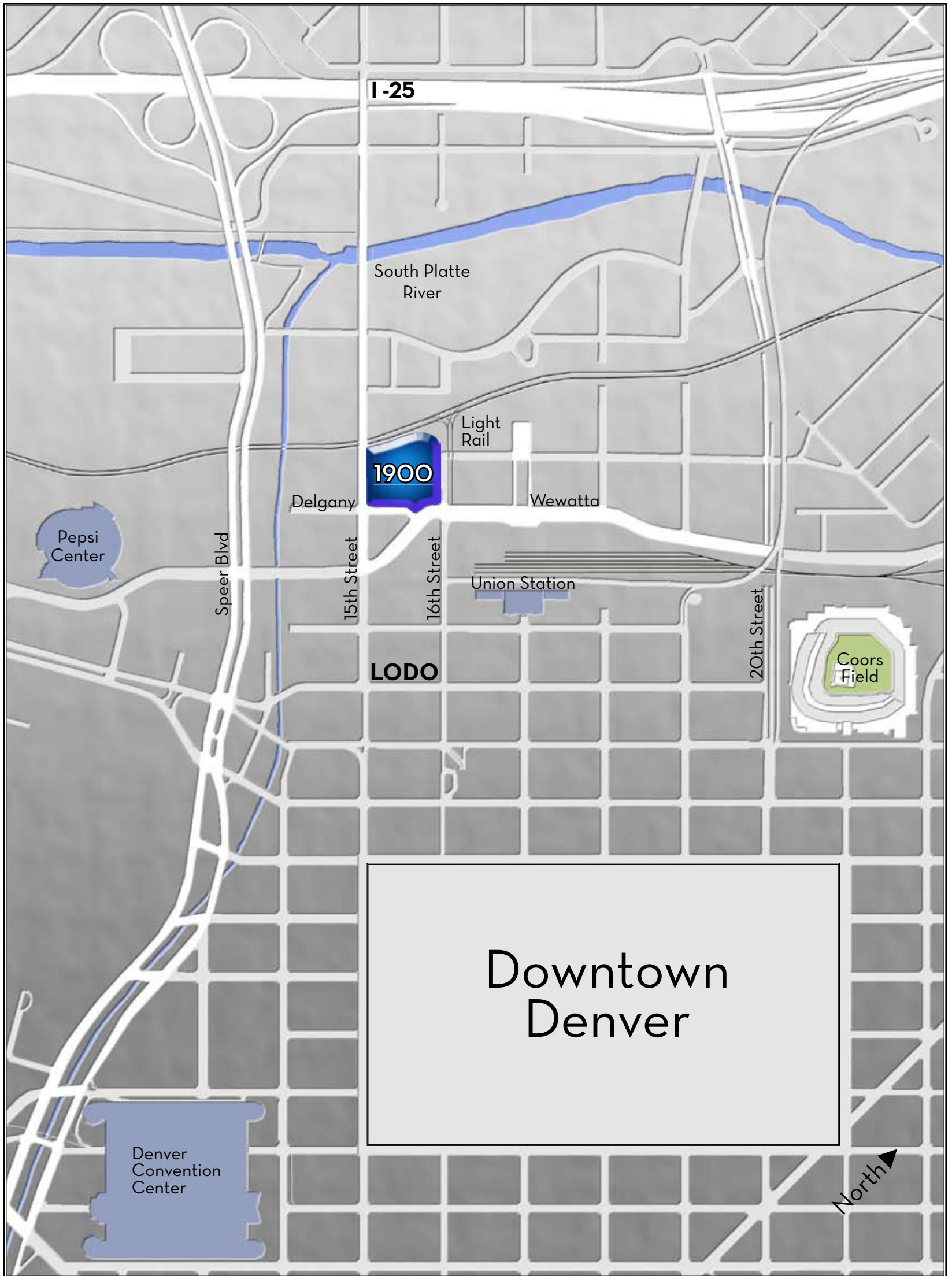
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The site anchors the west end of the vibrant 16th Street Pedestrian Mall adjacent to the landmark Millennium Bridge.

The signature phase-one office tower will be a focal point of the rapidly redeveloping Union Station District.

It has direct access to Interstate 25, the 16th Street mall shuttle and the Union Station multi-modal light rail and bus transit hub.

Its location, across from the new Museum of Contemporary Art, is within an easy walk to LoDo, Larimer Square, the Denver Center for Performing Arts, the Colorado Convention Center, Pepsi Center and Coors Field.



I -25

South Platte  
River

Light  
Rail

1900

Delgany

Wewatta

Union Station

Speer Blvd

15th Street

16th Street

20th Street

Coors  
Field

LODO

Downtown  
Denver

Denver  
Convention  
Center

North



# 1900 SIXTEENTH

## Site Plan

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The design features a unique landscaped entrance plaza surrounded by ground floor retail and tenant amenities, including:

Fine restaurants and cafes with al-fresco dining

Banking and personal services

Plans for on-site day-care for 80-100 children

Fitness center

Tenant storage

Secure bicycle storage, changing rooms, and showers

24-hour secured parking with key card access and a ratio of 1.3/1000 SF is planned in below and above grade covered garages.

Future plans include a second office tower and unique residential development





# 1900 SIXTEENTH

## Lobby Floor Plan Tower 1

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Tower 1 is a 400,000 square foot  
building that rises 17 floors  
above the plaza.

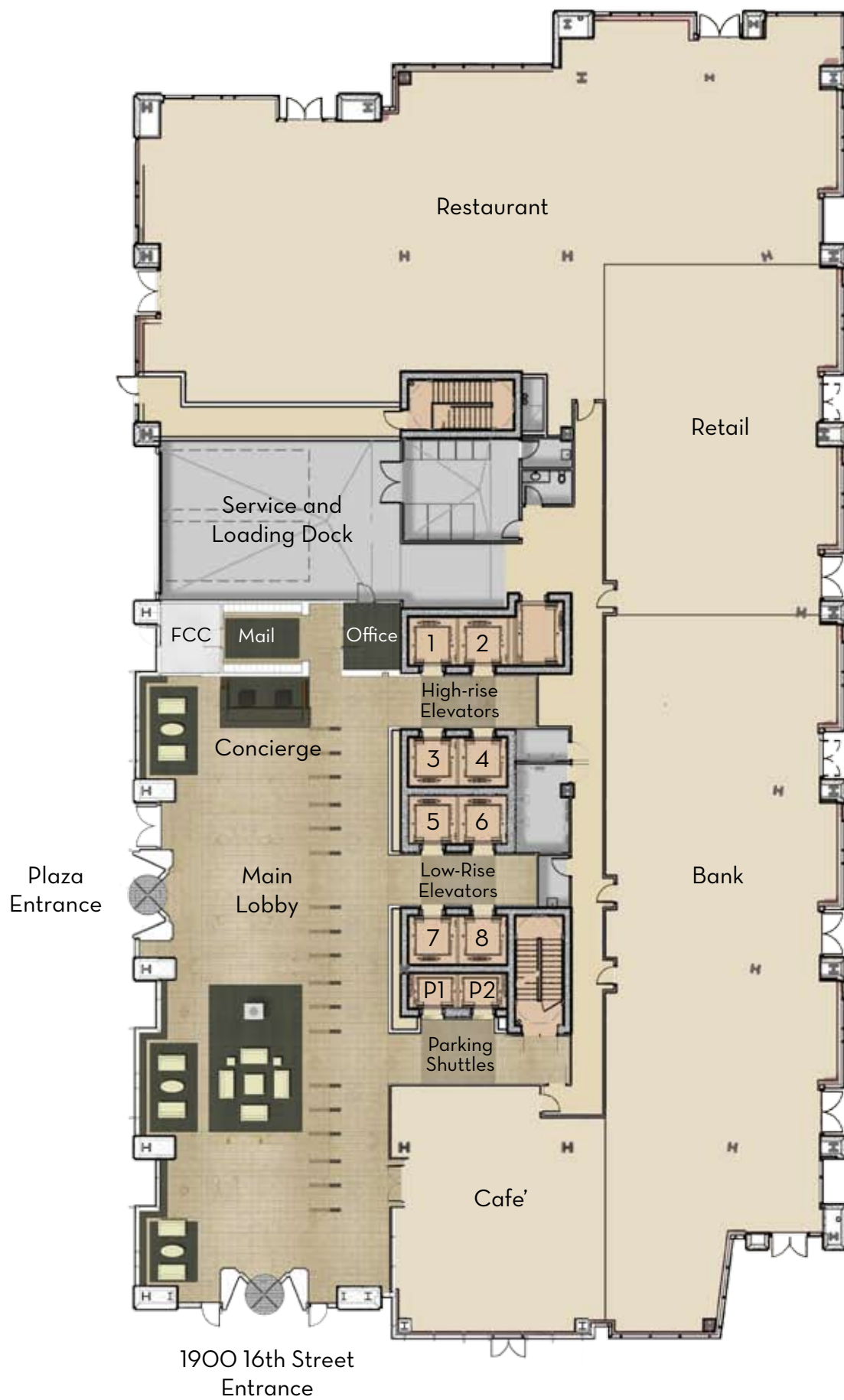
Panaramic views of the  
Denver Skyline and  
the Rocky Mountains  
from Pike's Peak to Longs Peak  
offer that unique quality so desireable of  
Denver's most prominent new address.

The typical floor plate varies  
from 23,000 sf to  
over 25,000 sf.

1900 SIXTEENTH is  
scheduled for completion  
in October 2009.



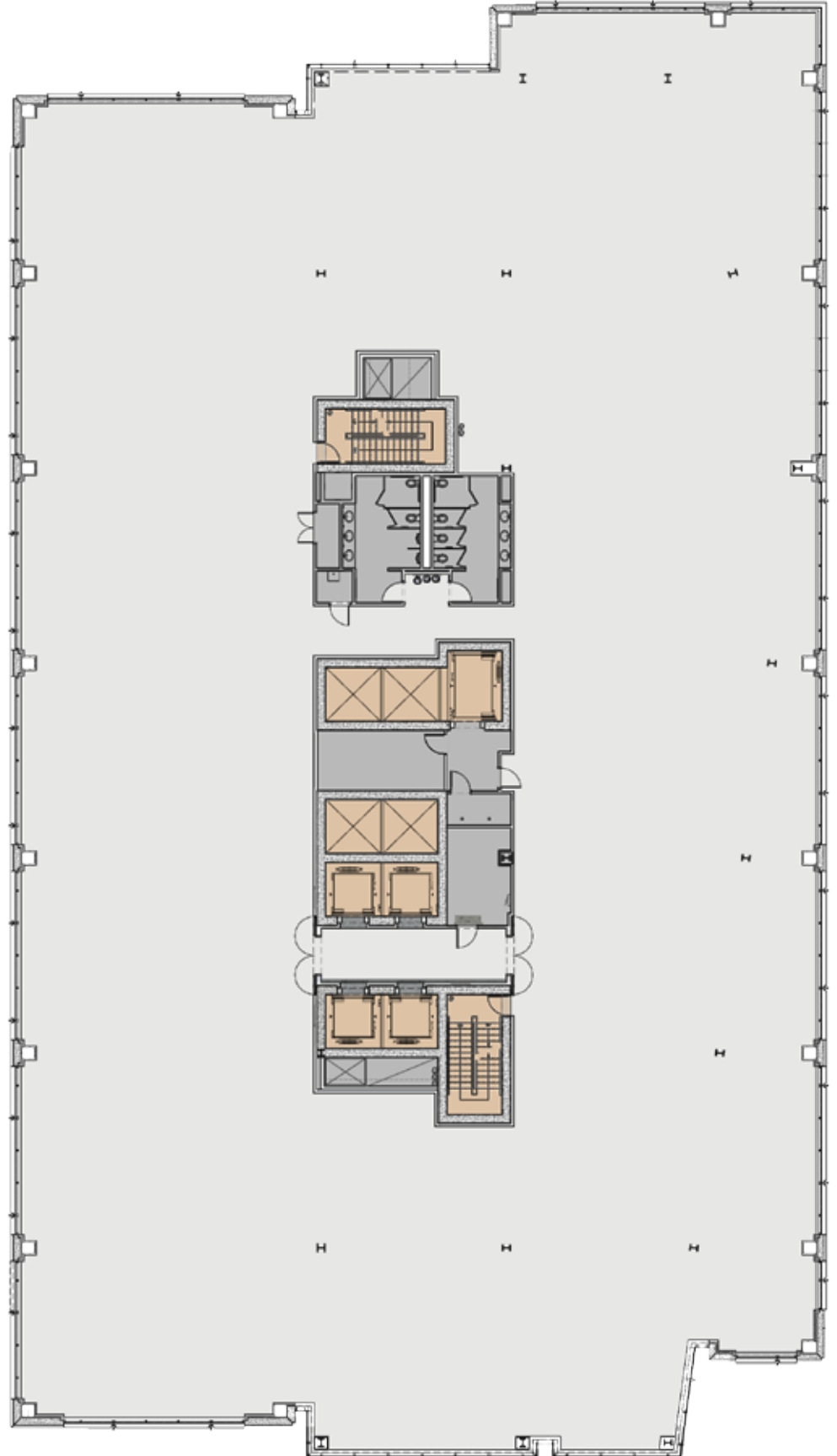
**1900**  
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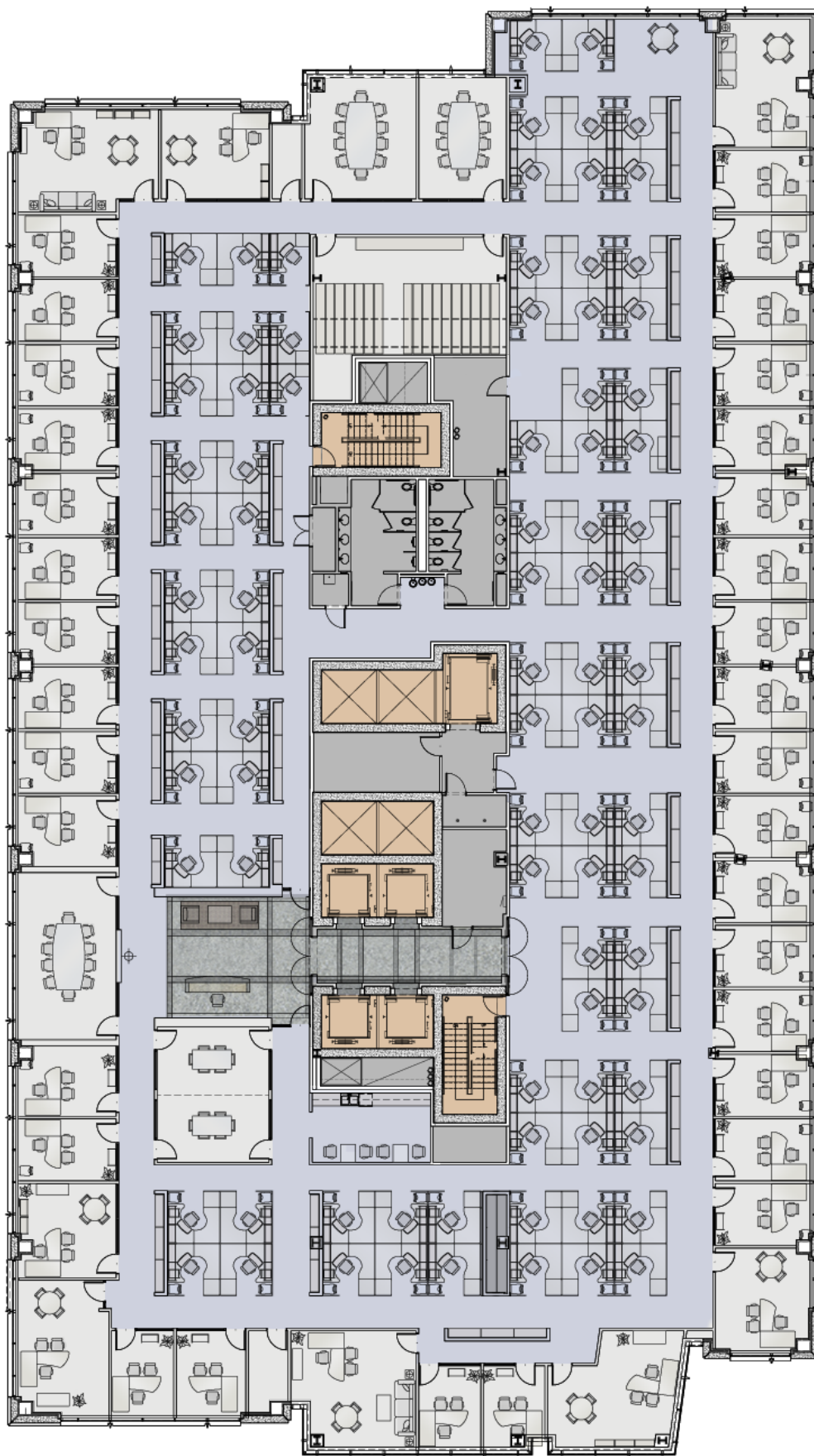


## Floor Plan

Office Floors  
on Levels 3 - 5  
have available  
24,300 Rentable  
Square Feet.\*



\*Tenant layouts are for illustrative purposes only. Square footages are approximate floor rentable and are not final rentable square footages for lease purposes.



## Efficiency

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Total Floor Plate  
on Levels 3 - 5  
is 25,990 Square Feet.

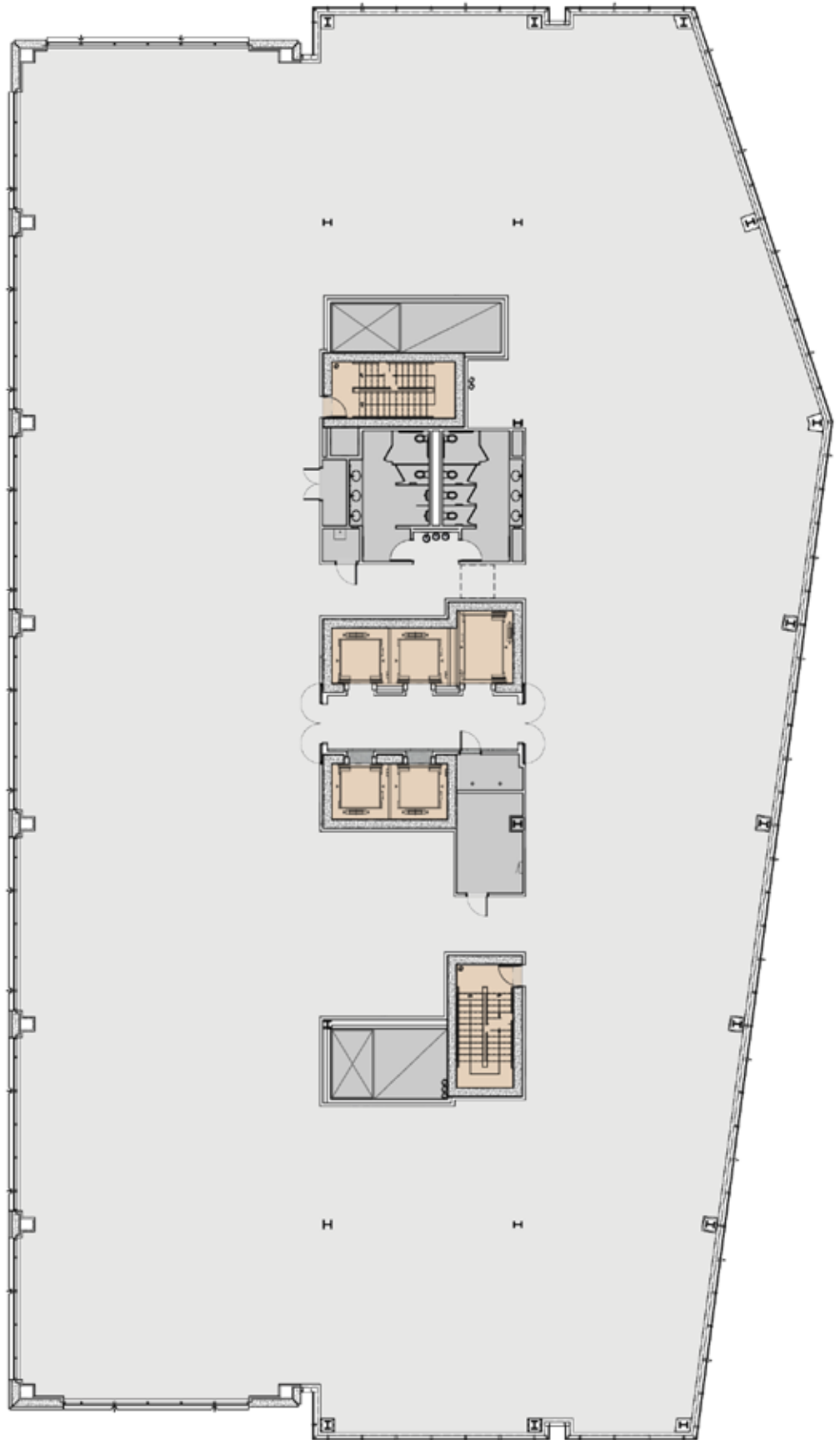
Efficient and flexible,  
each floor can accommodate  
up to 8 corner offices  
and 100 - 130  
standard offices and  
work stations.

In addition,  
the space will facilitate multiple  
Conference Rooms,  
a generous Reception Area,  
IT and Storage,  
Central Filing,  
Copy Room,  
and Break Room.

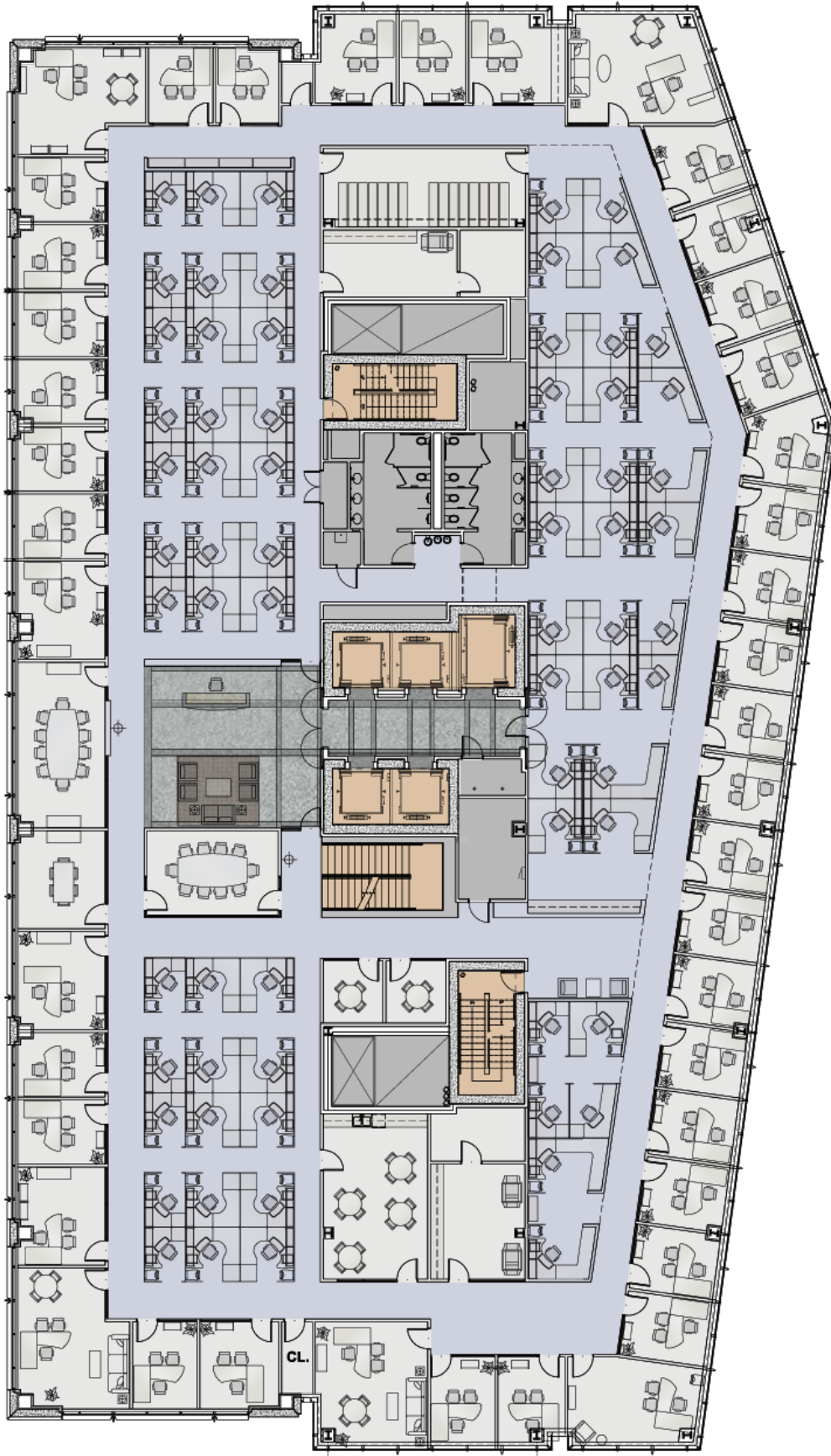


## Floor Plan

Office Floors  
on Levels 6 - 17  
have available  
21,800 Rentable  
Square Feet.\*



\*Tenant layouts are for illustrative purposes only. Square footages are approximate floor rentable and are not final rentable square footages for lease purposes.



## Efficiency

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Total Floor Plate  
on Levels 6 - 17  
is 23,440 Square Feet.

Efficient and flexible,  
each floor can accommodate  
up to 7 corner offices  
and 90 - 110  
standard offices and  
work stations.

In addition,  
the space will facilitate multiple  
Conference Rooms,  
a generous Reception Area,  
IT and Storage,  
Central Filing,  
Copy Room,  
and Break Room.



# 1900 SIXTEENTH

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The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System is the nationally accepted benchmark for the design, construction and operation of high performance sustainable buildings.

**1900 SIXTEENTH** is a **LEED™ Gold Pre-Certified** building featuring:



## SITE

Immediate access to commuter train, light rail, commuter bus and shuttle bus routes.  
Adjacent to the Cherry Creek and Platte River bicycle trails.  
Proximity to major downtown housing, entertainment venues, restaurants and services.

## AMENITIES

Planned tenant fitness center and shower facilities.  
Preferred parking for fuel-efficient and low-emitting vehicles.  
Below-grade and covered parking maintains a pedestrian friendly environment and maximizes open space.

## WATER

Conservation of water using dual flush toilets and efficient irrigation systems.

## ENERGY

High performance building curtain wall and glazing systems reduce solar heat gain.  
Highly reflective roofing rejects heat gain and reduces the heat island effect.  
Energy efficient lighting, HVAC equipment and controls.  
Enhanced commissioning of building systems.

## MATERIALS

Comprehensive waste management and recycling program.  
Uses local and recycled construction materials.  
Construction waste management program diverts construction debris from landfill.

## INDOOR ENVIRONMENT

Comprehensive tenant design, specification and construction guidelines reflect sustainable build-out practices.  
Ensures indoor air quality through increased ventilation and use of low-emitting materials.  
Maximizes daylight and views for building occupants.

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This architectural rendering depicts the entrance of a modern building at night. The building's facade is composed of large, light-colored rectangular panels. A prominent vertical glass section on the left side of the entrance allows a view into the interior, where a large potted plant is visible. To the right of this glass section is a glass door. Further to the right, a large glass window reflects the warm interior lights. A man in a dark suit is walking on the sidewalk in the foreground, moving from left to right. The sidewalk is paved with large, light-colored square tiles. In the bottom left corner, there is a planter box filled with yellow and purple flowers. A large tree with green leaves is visible on the left side of the frame, partially obscuring the building. The overall scene is illuminated by the building's interior lights and ambient night lighting.







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