

THE **link**  
DENVER



1490 CURTIS STREET DENVER, CO



# SEEKING NEW HORIZONS

## EXPLORERS WELCOME

The Link is where historic downtown Denver meets the modern world. Large block availability of eleven contiguous floors, hospitality-style amenities and uniquely designed collaborative spaces create opportunities for a wide range of tenants to branch out and find inspiration.

## STRUCTURAL FEATURES

**227K RSF**  
large block  
availability.

**19K RSF**  
open, typical  
floor plates.

**12 FLOORS**  
of AA-Class  
office space  
and amenities.

**13"4' FT**  
slab-to-slab  
ceilings and  
window lines.





## FEATURES

# LIVING ROOM LOBBY

Whether enjoying a coffee while working at the cafe bar, relaxing by the fireplace with a glass of wine, or playing a game of pool in the lounge, this living-room inspired lobby is a modern, casual, communal space fit for work or play.







FEATURES

# FLEXIBLE MEETING SPACES

The Link offers multiple technology-equipped facilities perfect for company meetings and events.

- Board Room, 22 Occupants
- Training Center, 35 Occupants
- Pre-function Lounge



## FEATURES

# SCENIC ROOFTOP TERRACE

The perfect place for a casual lunch, an after-work drink by the fire, or a memorable company gathering.

- Rooftop Terrace
- Indoor / Outdoor Lounge





A modern fitness center with people working out on various machines. The gym is dimly lit with long, horizontal light fixtures on the ceiling. In the foreground, a man in a grey tank top and shorts is using a cable machine. In the middle ground, a woman in a pink top and black leggings is performing a cable exercise. In the background, two women are running on treadmills. The wall behind them features large, stylized circular patterns in blue and yellow. The floor is dark grey with a grid pattern.

FEATURES  
**MODERN  
WELLNESS CENTER**

Enjoy the views and abundant natural light in this state-of-the-art fitness center. Fully equipped with an open-air yoga studio, Peloton indoor bikes, and a spa-inspired locker room.





FEATURES  
**EXPANSIVE  
FLOOR PLATES**

Take in beautiful views of downtown Denver through The Link's continuous floor-to-ceiling window line, and enjoy the wide-open office space offered by 13'4" slab-to-slab ceilings and highly-efficient floor plates.

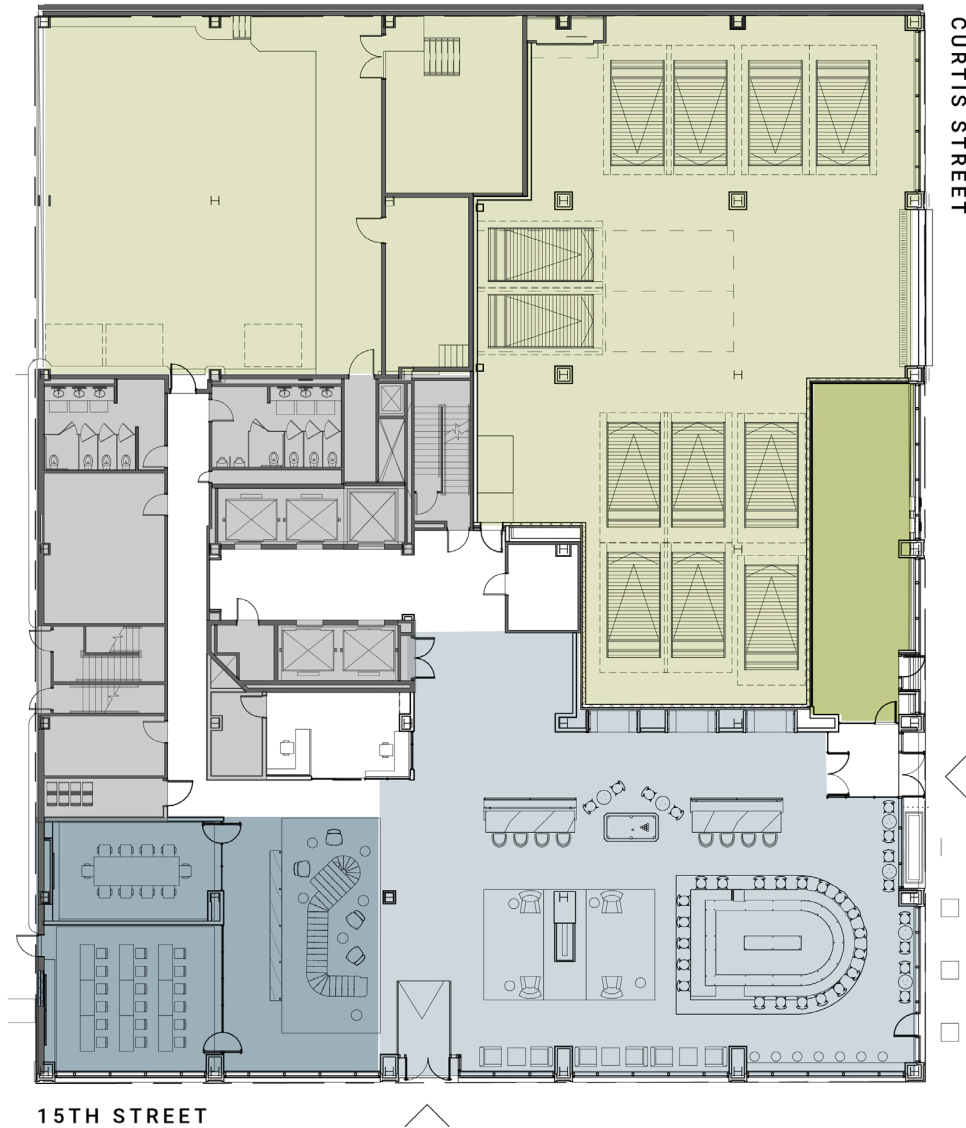


# CITY VIEWS & BEYOND

The Link's glass curtain window structure allows for unobstructed views of Denver's cityscape and beyond. Imagine seeing sweeping views of the Denver skyline from your desk.







## FLOOR PLANS

# GROUND FLOOR

- **MEETING SPACES**  
 Board Room, 22 Occupants  
 Training Center, 35 Occupants  
 Pre-function Lounge
- **LIVING ROOM LOBBY**  
 Cafe Bar  
 Fireplace  
 Lounge Seating  
 Concierge Desk
- **INDOOR BIKE HUB**  
 24 Spaces
- **PARKING & LOADING**  
 Robotic Lift Parking  
 24 Executive Spaces  
 Loading Dock

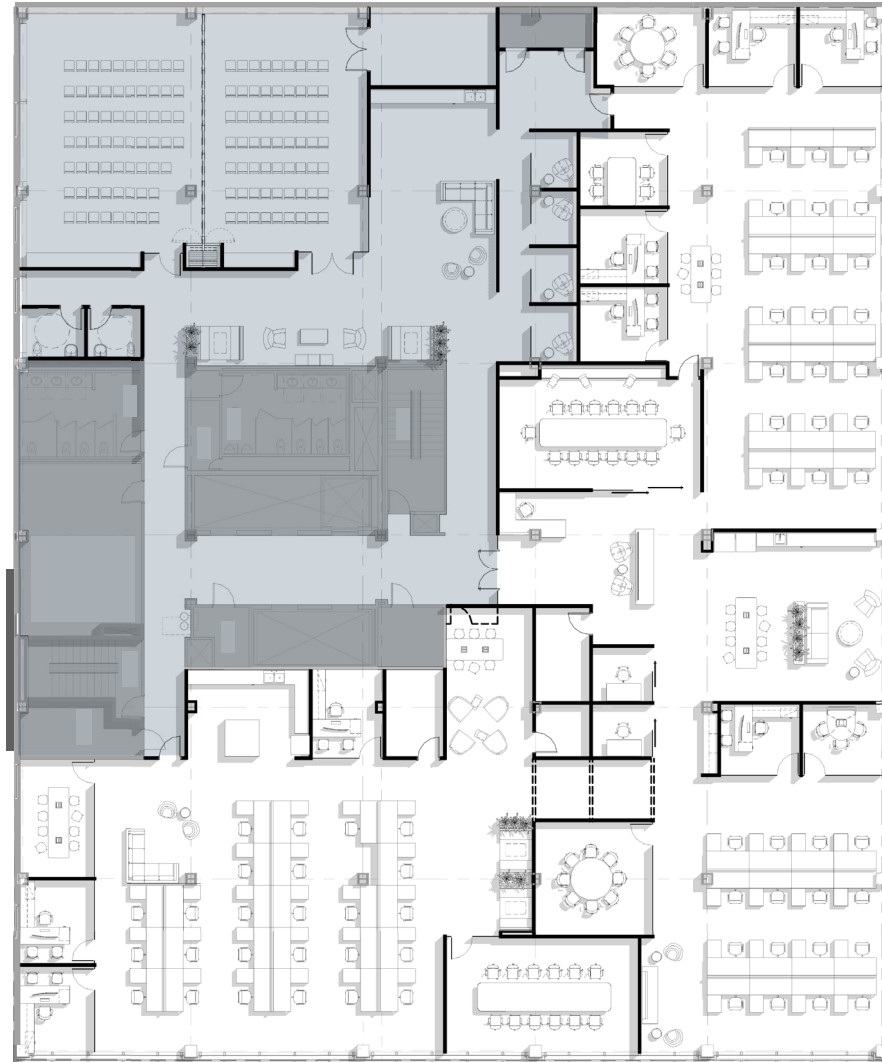


# SECOND FLOOR AMENITY SPACE

6,165 RSF

## METRICS

Training Center:	130 Occupants
Focus Rooms:	04
Pre-function Space:	01
Pantry:	01



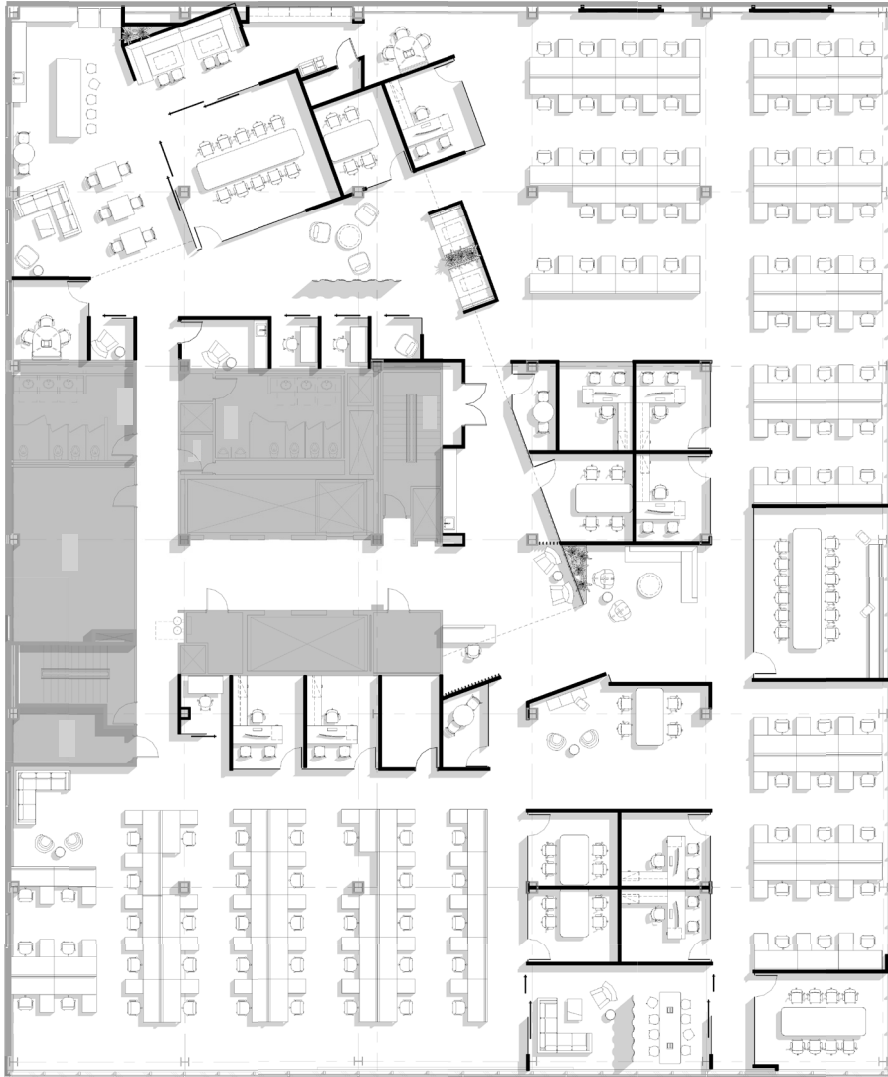
# HYPOTHETICAL PLAN SECOND FLOOR

14,039 RSF

## METRICS

Private Offices:	08
Work Stations:	62
Employee Headcount:	70
RSF per Employee:	201 RSF



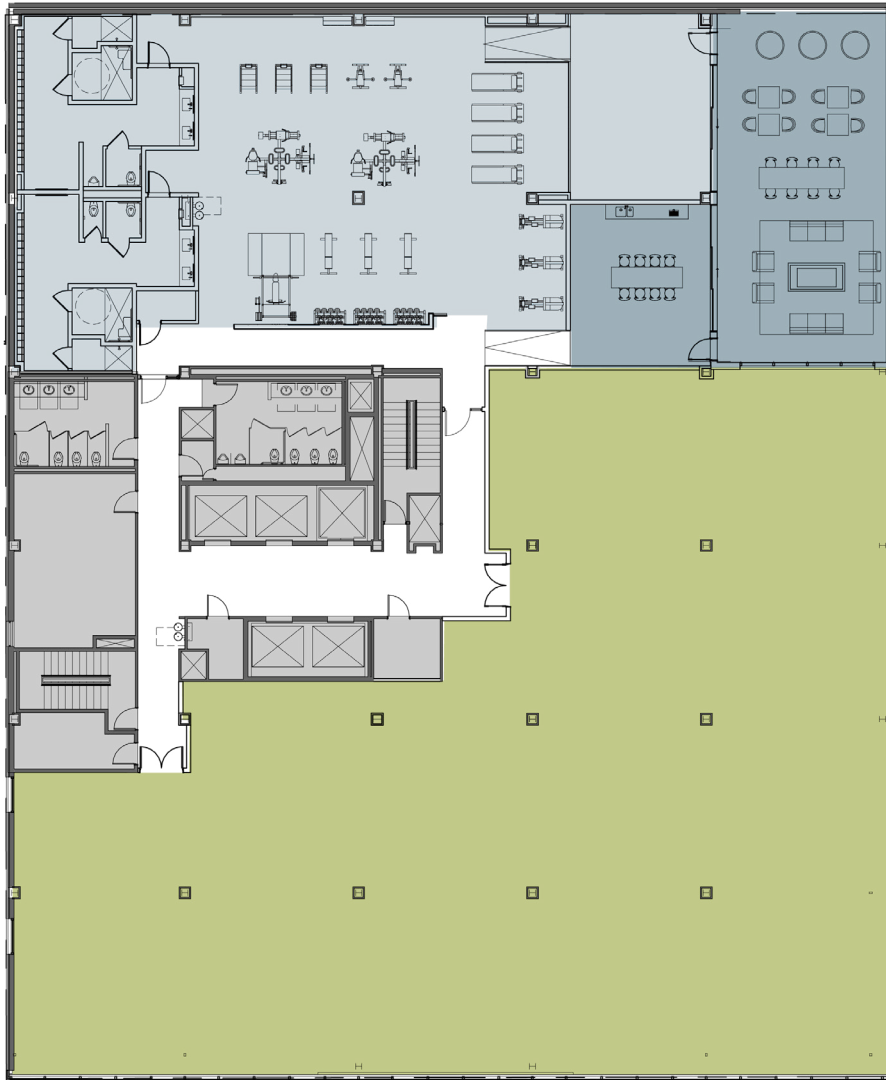


## HYPOTHETICAL PLAN SEVENTH FLOOR

19,850 RSF

● METRICS	
Private Offices:	08
Work Stations:	100
Employee Headcount:	108
RSF per Employee:	184 RSF





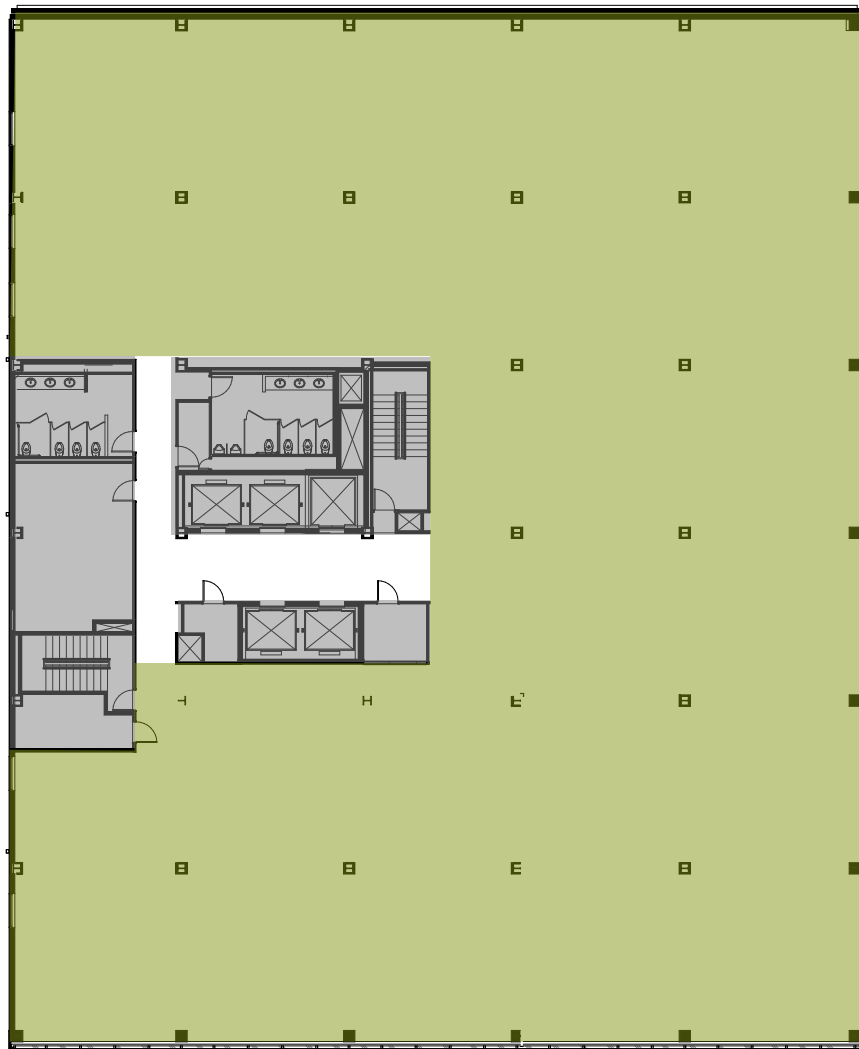
## FLOOR PLANS

# TWELFTH FLOOR

- **TERRACE**
  - Fireplace
  - Meal Seating
  - Indoor / Outdoor Lounge
  - Available for Private Events
  - Downtown and Sunset Views
- **STATE-OF-THE-ART FITNESS CENTER**
  - Open-Air Yoga Studio
  - Peloton Bikes
  - Training Equipment
  - Spa-Inspired Locker Rooms
- **TENANT SPACE**
  - Approx. 11,460 RSF
  - Floor-To-Ceiling Windows
  - 13'4" Slab-To-Slab Ceilings







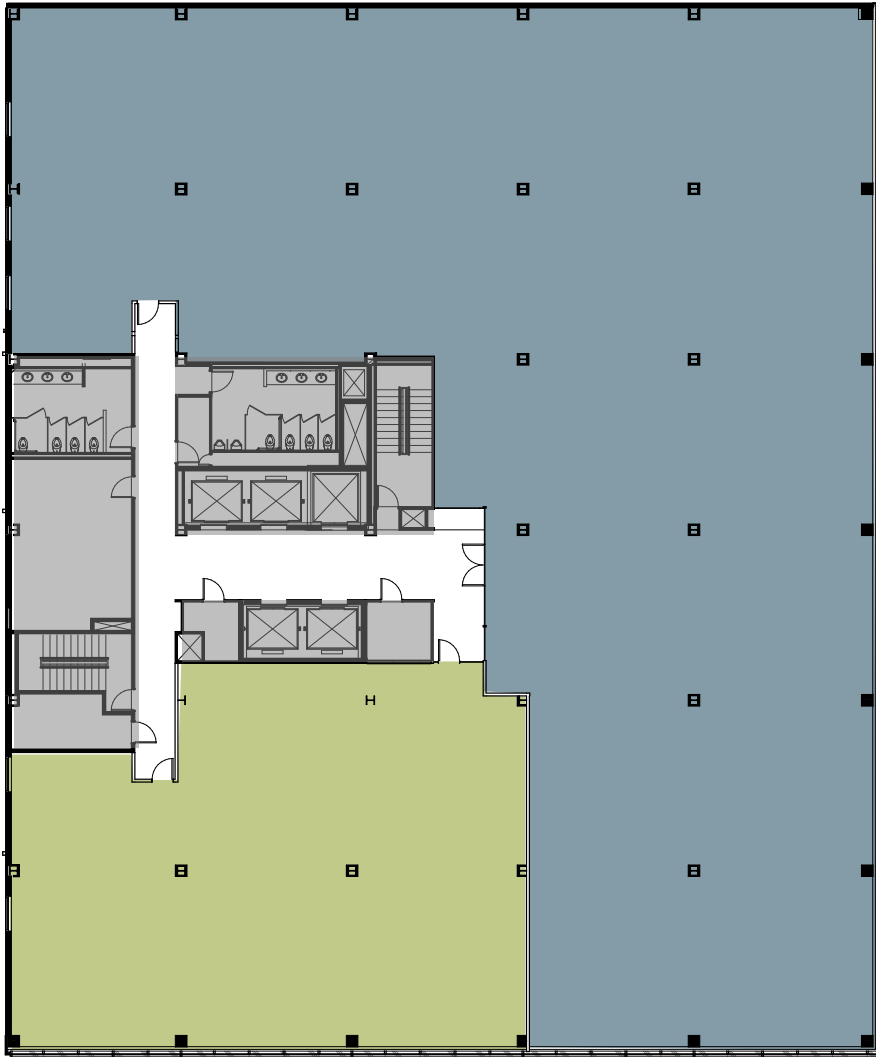
## FLOOR PLANS

# SINGLE TENANT

### TYPICAL PLAN

- **TENANT SPACE**  
Approx. 20,000 RSF Available  
Floor-To-Ceiling Windows  
13'4" Slab-To-Slab Ceilings





## FLOOR PLANS

# TWO TENANT

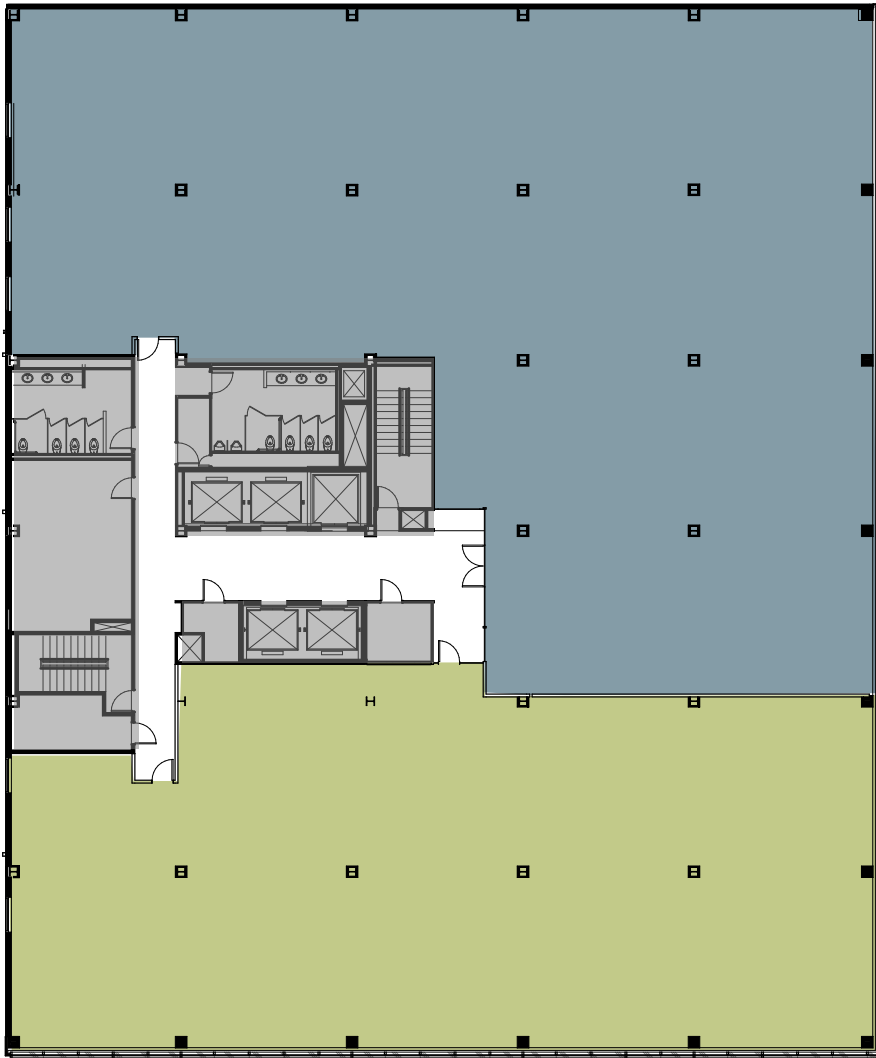
### DEMISING OPTION A

#### FEATURES

Floor-To-Ceiling Windows  
13'4" Slab-To-Slab Ceilings

- **TENANT A**  
Approx. 15,500 RSF
- **TENANT B**  
Approx. 5,200 RSF





## FLOOR PLANS

# TWO TENANT

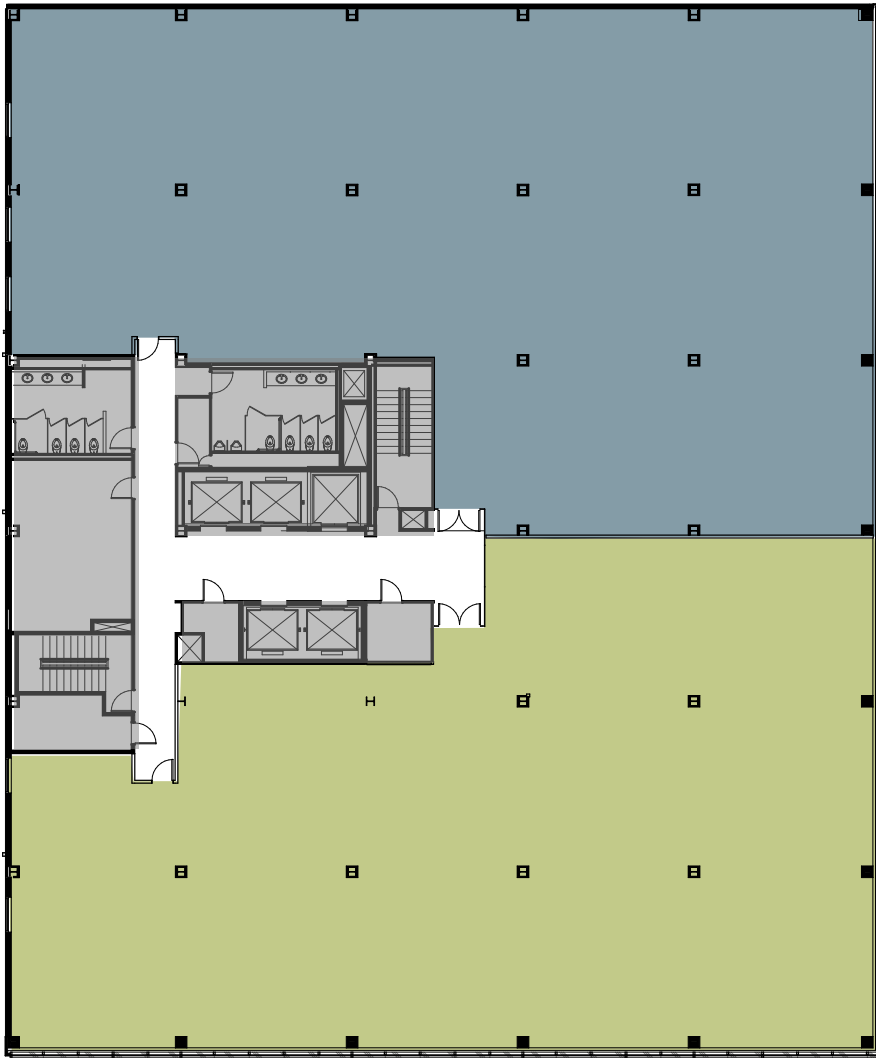
### DEMISING OPTION B

#### FEATURES

Floor-To-Ceiling Windows  
13'4" Slab-To-Slab Ceilings

- **TENANT A**  
Approx. 12,000 RSF
- **TENANT B**  
Approx. 8,700 RSF





## FLOOR PLANS

# TWO TENANT

### DEMISING OPTION C

#### FEATURES

Floor-To-Ceiling Windows  
13'4" Slab-To-Slab Ceilings

- **TENANT A**  
Approx. 10,350 RSF
- **TENANT B**  
Approx. 10,350 RSF





## EASILY REACHED

Walk, ride, bike, or drive. The Link is conveniently located near major freeways, the 16th Street Mall bus line, Light Rail stations, Denver's historic Union Station, and the Cherry Creek cycling trail. In addition, there are plenty of nearby parking options, as well as an on-site robotic lift for executive parking.



# LOCAL AMENITIES

## RESTAURANTS

1. 1515 Restaurant
2. Avelina
3. Bistro Vendôme
4. The Capital Grill
5. ChoLon
6. Edge Restaurant & Bar
7. Ellyngton's
8. Elway's
9. Fogo de Chão
10. Green Russell
11. Guard and Grace
12. Jax Fish House & Bar
13. The Kitchen Denver
14. Mercantile Dining & Provisions
15. The Nickel
16. Ocean Prime
17. The Oceanaire Seafood Room
18. Osteria Marco
19. Panzano
20. Rioja
21. Rodizio Grill
22. Russell's Smoke House
23. Ruth's Chris Steak House
24. Stoic & Genuine
25. TAG
26. Tamayo
27. Urban Farmer
28. Venice Ristorante & Wine Bar

## ATTRACTIONS

29. Civic Center Park
30. Denver Pavilions
31. Museum of Contemporary Art Denver
32. Sculpture Park
33. Skyline Park







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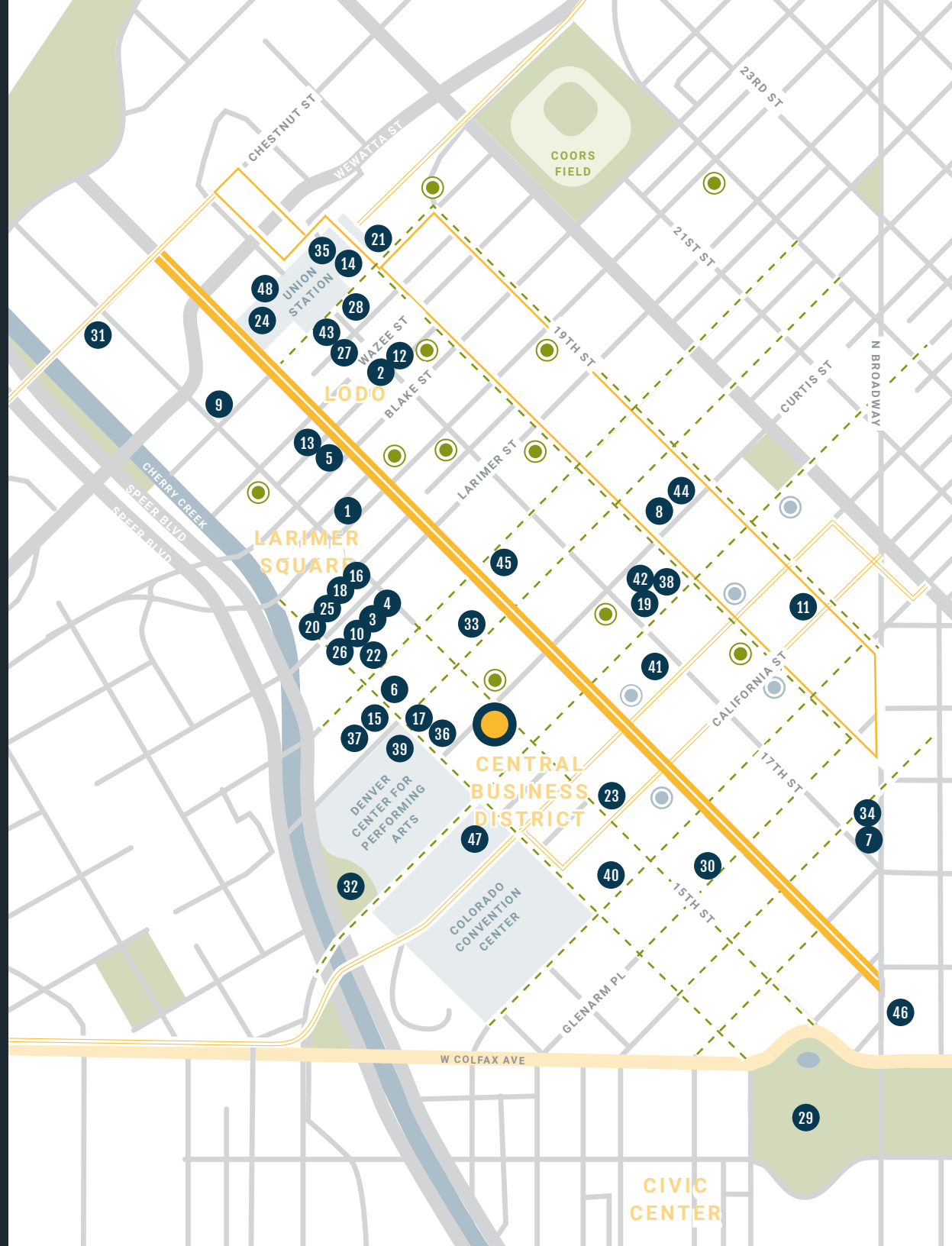
## LODGING

34. The Brown Palace
35. The Crawford
36. The Curtis Double Tree
37. Four Seasons
38. Hotel Monaco
39. Hotel Teatro
40. Hyatt Regency
41. Magnolia Hotel
42. Marriott Denver City Center
43. The Oxford
44. The Ritz-Carlton
45. The Westin

## TRANSPORTATION

46. Civic Center Station
47. Convention Center Station
48. Denver Union Station

-  16th Street Free MallRide
-  Free MetroRide
-  Light Rail Lines
-  Bike Lanes
-  Light Rail Station
-  B-Cycle Station







## WHERE INSPIRATION THRIVES

Located in Denver's theater district, The Link is steps away from the world-class Denver Center for the Performing Arts as well as an abundance of parks, retail stores, restaurants and coffee shops. Grab dinner on the 16th Street Mall, shop at Larimer Square, or catch an after-work show at Buell Theater --- the out-of-office options are endless.







## LEASING

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