

TENANT SIGNAGE OPPORTUNITIES AVAILABLE

*Designed for*  
**INNOVATION**



LIONSTONE  
INVESTMENTS



cole taylor



CUSHMAN &  
WAKEFIELD





***Platte Fifteen*** is that rare building that combines the best of modern office design with the charm and authenticity of older buildings. As the first commercial building in Denver built of **CLT** (cross-laminated timber), Platte Fifteen puts sustainability first without sacrificing character, amenities, or flexibility.

The 153,416 SF building has large floor plates, tall ceilings, and a host of in-demand on-site features, such as an expansive 7,000 SF rooftop deck, patios, bike storage, locker rooms with showers, and common areas. Floor-to-ceiling glass shows off the dramatic mountain and city views, and the surrounding LoHi neighborhood is one of the most active and popular in all of Denver. Tenant signage availabilities on both Platte and 15th Street provide companies with the opportunity to increase their brand visibility in this highly desirable location.

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**Class A Office:**

138,499 SF

**Typical Floor Plate:**

35,819 SF

**Retail:**

14,917 SF

**YOC:**

2019

**Stories:**

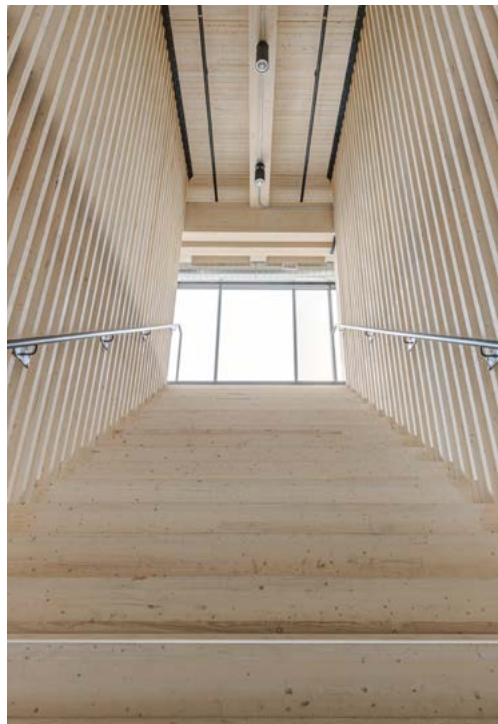
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**Parking:**

- 1.5/1,000 SF Office
- 3.0/1,000 SF Retail



What makes **CLT** a more sustainable choice for a building? Simply put, it's better for people and the planet. CLT is an innovative way of using wood in a way that's more environmentally friendly, and it retains the warmth and feeling of being connected to nature that wood offers. Locating your business at *Platte Fifteen* shows employees and clients that you value wellness and environmental responsibility.



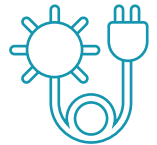
### ***Benefits of Cross Laminated Timber Construction***



Improved indoor  
air quality



Reduced carbon  
footprint



Enhanced thermal  
performance



Energy efficiency



Zero waste



*Platte Fifteen* is proud to be WiredScore certified. This designation means better connection for the most connected businesses.

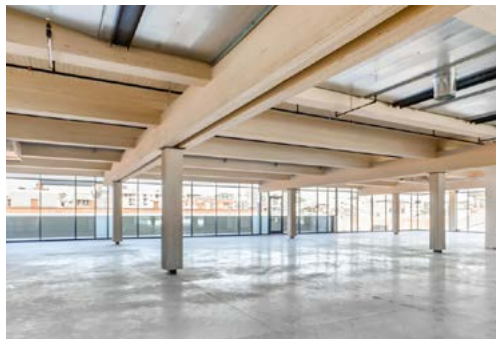
- **Pre-signed access agreements** with internet providers allow tenants to connect faster
- **Fiber throughout the building** offers high-speed internet in tenant spaces
- **Free Wi-Fi in commons areas** provides tenants and guests seamless connectivity throughout the building
- **Infrastructure in place** for service provider equipment provides higher data security



**Click here to learn more!** 



**WiredScore**  
CERTIFIED



Lower Highland

# DENVER

*The LoHi neighborhood* is one of the most desirable in Denver, thanks to its first-rate restaurants, boutiques, and cultural attractions, as well as its easy highway and immediate bike trail access to all of Denver. Nearby light rail and in-house bike storage make it a convenient location for all types of commuters.

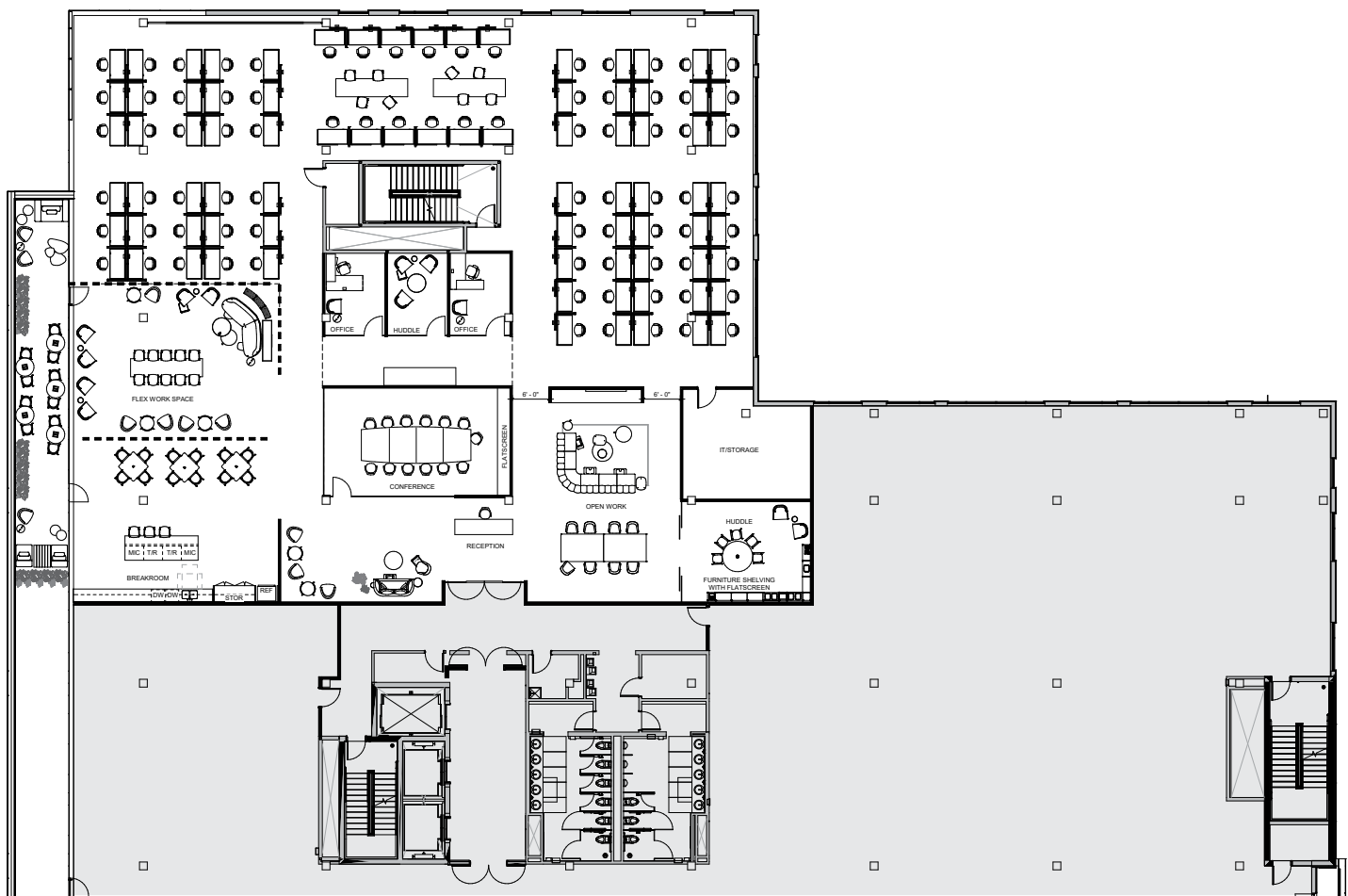


Modern Workplace

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# OFFICES

4th Floor  
13,447 RSF

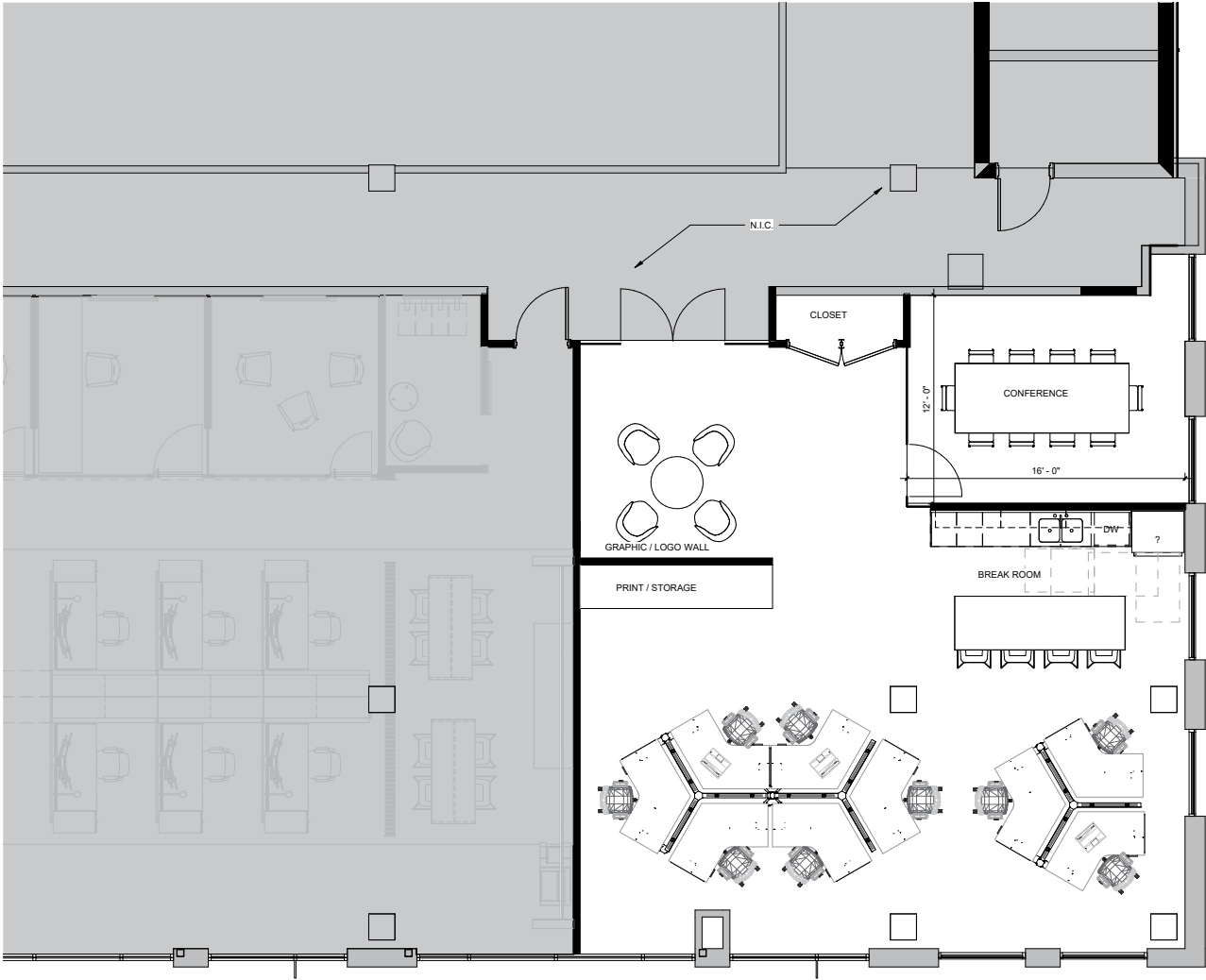


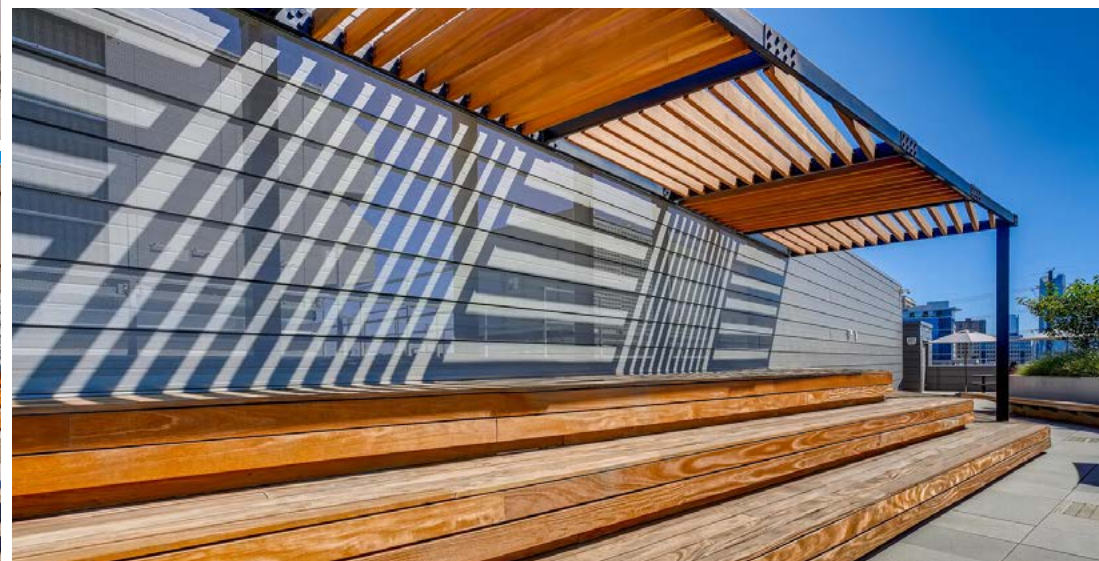
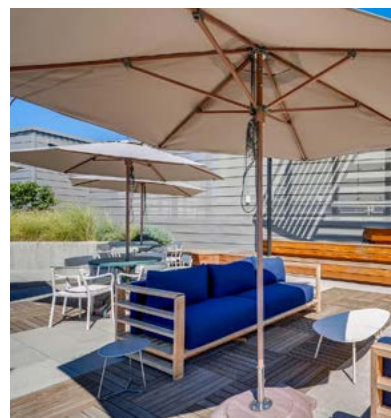
Modern Workplace

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# OFFICES

**2nd Floor**  
1,749 RSF







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