

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

223K SF large block availability. **19K SF** 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

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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.

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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.

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Rooftop Terrace
 Indoor / Outdoor Lounge

FEATURES MODERN WELLNESS CENTER

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Enjoy the views and abundant natural light in this state-of-theart 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-toceiling 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

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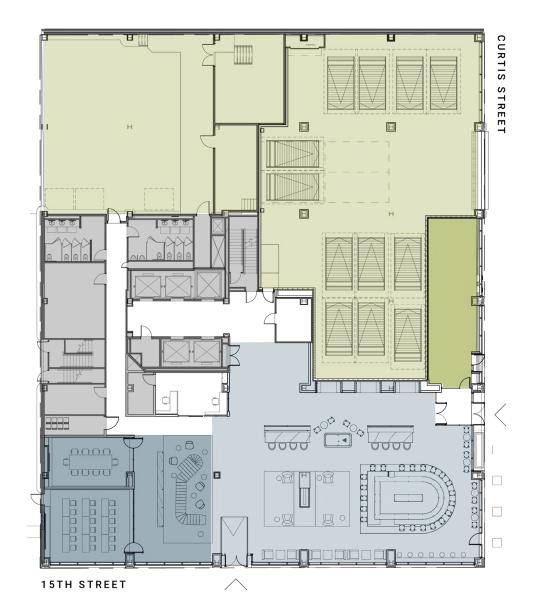
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The Link's glass curtain window structure allows for unobstructed views of Denver's cityscape and beyond. Imagine seeing sweeping views of the Denver skyline from your desk.



GROUND FLOOR

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

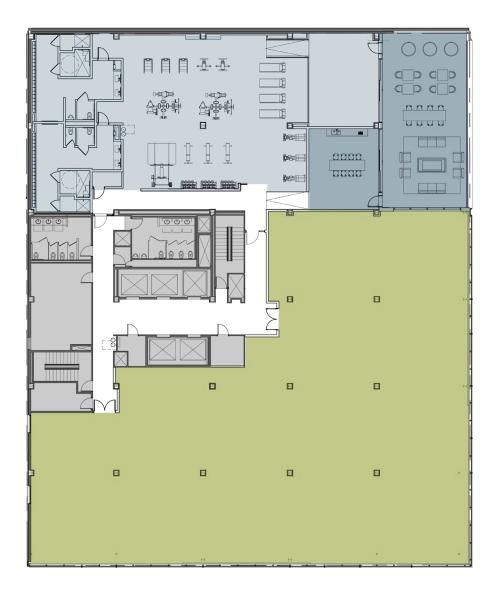
LIVING ROOM LOBBY Cafe Bar Fireplace

Lounge Seating Concierge Desk

INDOOR BIKE HUB
 24 Spaces

PARKING & LOADING

Robotic Lift Parking 24 Executive Spaces Loading Dock



FLOOR PLANS

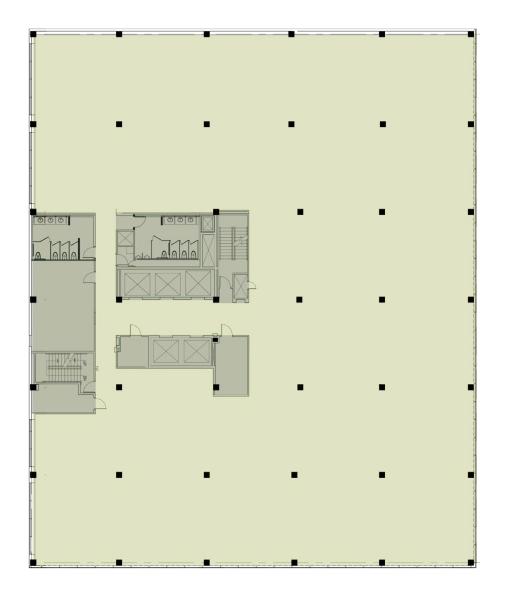
TERRACE Fireplace Meal Seating Indoor / Outdoor Lounge Available for Private Events Downtown and Sunset Views

STATE-OF-THE-ART FITNESS CENTER

Open-Air Yoga Studio Peloton Bikes Training Equipment Spa-Inspired Locker Rooms

TENANT SPACE

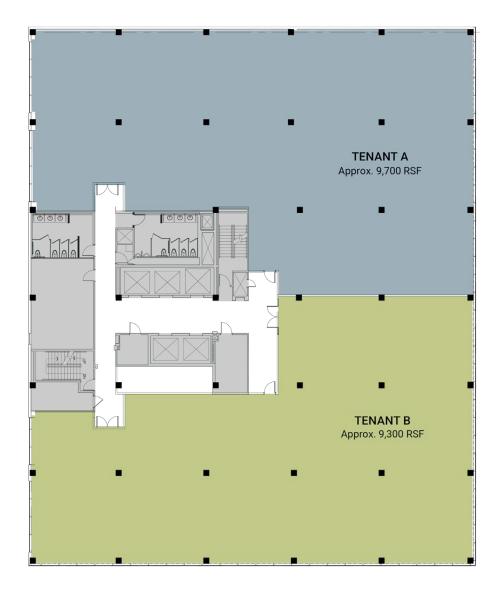
Approx. 11,464 RSF Floor-To-Ceiling Windows 13'4" Slab-To-Slab Ceilings



FLOOR PLANS SINGLE TENANT TYPICAL

TENANT SPACE Approx. 19,000 RSF Available Floor-To-Ceiling Windows 13'4" Slab-To-Slab Ceilings





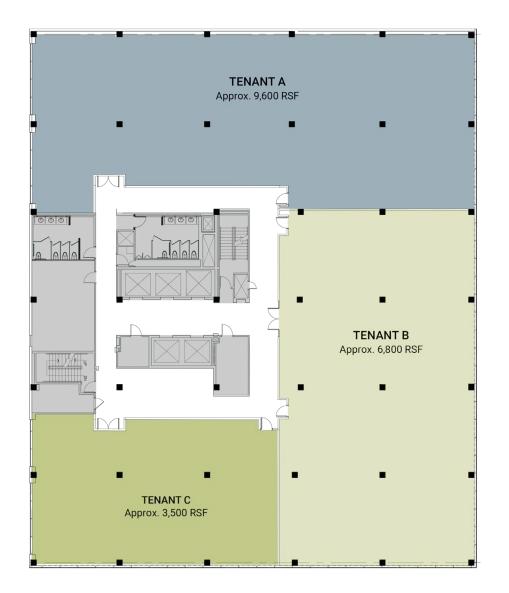
FLOOR PLANS TWO TENANT HYPOTHETICAL

FEATURES Floor-To-Ceiling Windows

13'4" Slab-To-Slab Ceilings

• TENANT A Approx. 9,700 RSF

• TENANT B Approx. 9,300 RSF



FLOOR PLANS **THREE TENANT** HYPOTHETICAL

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

TENANT A Approx. 9,600 RSF

TENANT B Approx. 6,800 RSF

TENANT C Approx. 3,500 RSF





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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.

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LOCAL AMENITIES

RESTAURANTS

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

ATTRACTIONS

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

LODGING

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

TRANSPORTATION

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

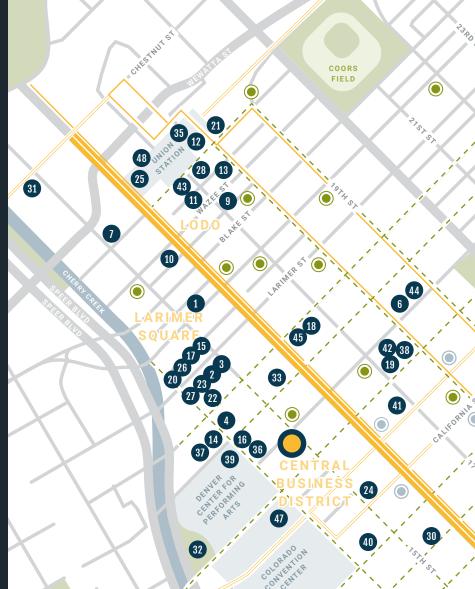
16th Street Free MallRide

Free MetroRide

Light Rail Lines

- **Bike Lanes**
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 - **B-Cycle Station**



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The Link 930 15th Street

- Light Rail 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.



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