



the 410



Bringing work to life

The 410 is a space to work, meet, unwind and workout. Everything you need is right here—a modern and inviting coffee and wine bar, comfortable and numerous seating areas both indoors and out, a large conference space, and a health and fitness center. Your concierge will help you make the most of it all.

Above the renovated lobby, the building's 24 rectangular floors are spacious and energizing, with discreet columns and inspiring views across Denver's Front Range.

A space for every moment

gym & yoga room

conference facility

indoor/outdoor meeting space

Little Owl coffee & wine bar

The 410 is designed to take care of your wellbeing, supporting you to perform at your peak.

We've made meeting seamless. Gather people together in the 66-person meeting room or host more intimate conversations in The Retreat. You'll find both in the main lobby area.

Work out in the innovative gym with the latest wellness tech, enjoy a cup of coffee in the lobby, or refocus in the outdoor lounge.

Access fully renovated floors via secure turnstyle systems.



436,000 SF

Space to work, meet, unwind and workout.

24 Floors

Served by world class amenities.

18,000 SF

A generous and flexible floorplate.



The ground floor at The 410 is light, bright and full of possibility. Uniting indoors and outdoors, it lets you experience work and play fluidly and flexibly.



Cafe + Wine Bar
Connect with others over a cup of coffee, or unwind with a glass of wine.

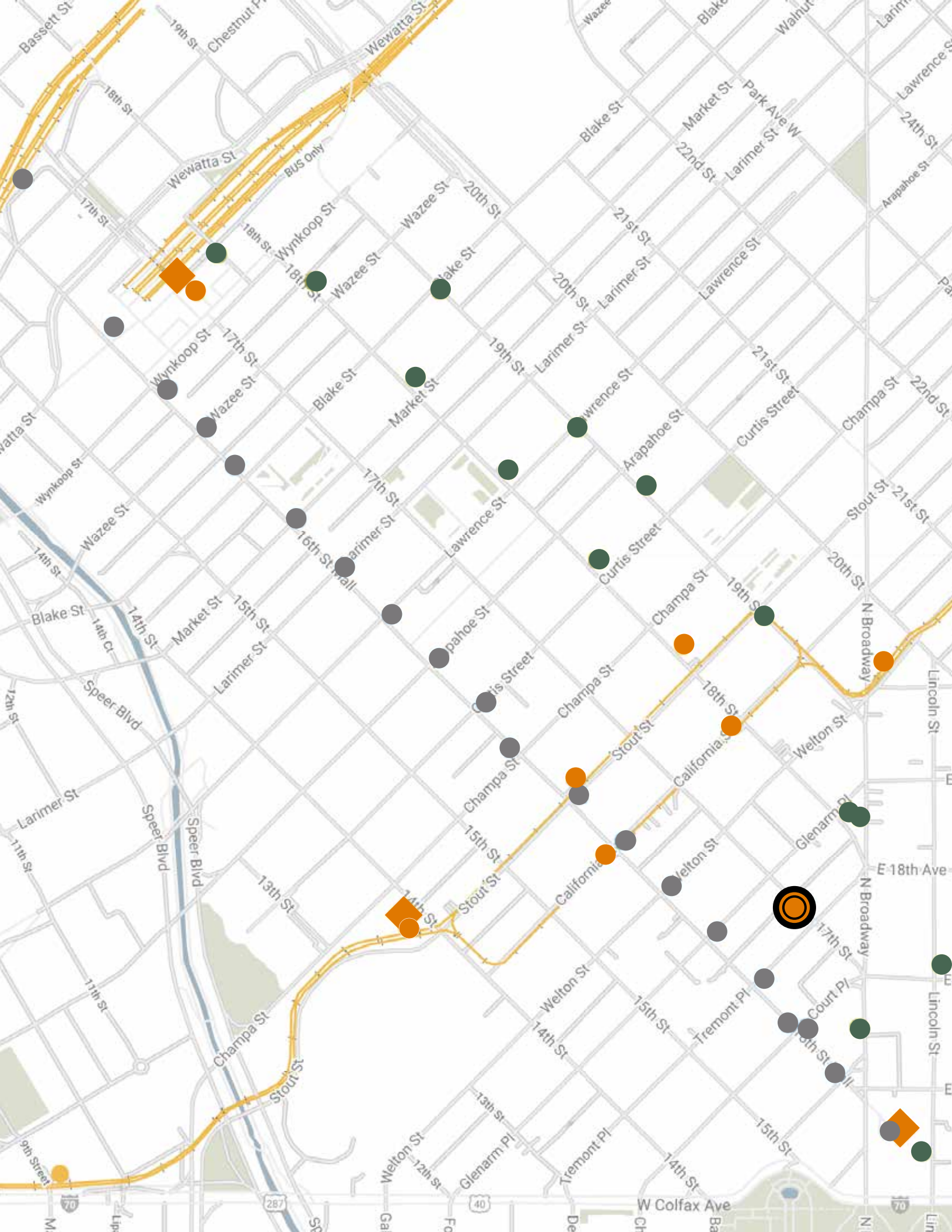


The Retreat
An intimate space to meet, connect and create.

Health & Fitness Center
Workout anytime with the latest wellness tech, plus a yoga studio, bike storage and locker rooms.



The Outdoor Lounge
Step outside for fresh air, natural touches, comfortable spaces to hang out, and bountiful food and drinks within blocks.

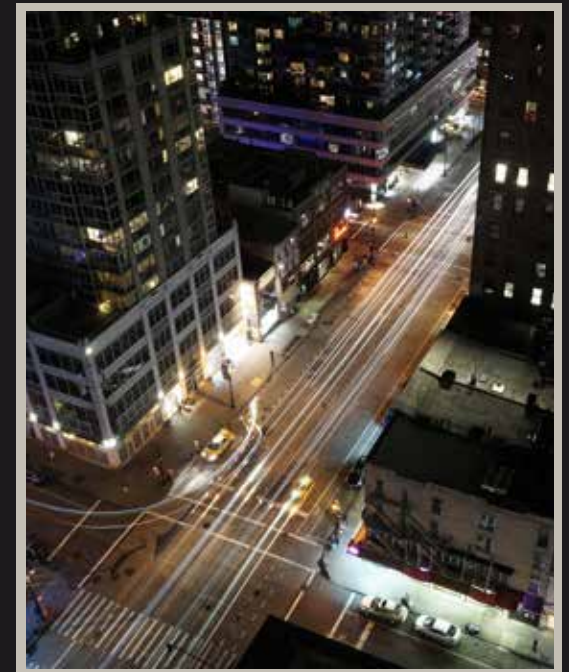


Connected

Upper Downtown is on the rise. A bold new vision is making the Skyline-District a prime destination for work, wellness, nightlife, shopping and sightseeing.

Transit

- 16th St Free Mall Ride Stops
- Light Rail Stops
- Free MotorRide Stops
- Transit Station



Discover the New Upper Downtown

Significant investment is flowing into the area and creating fluid, inspiring spaces that welcome employees, residents and visitors alike – at any hour. Culture, creativity, design, innovation and nature are all hallmarks of the new Upper Downtown.

• Lodging

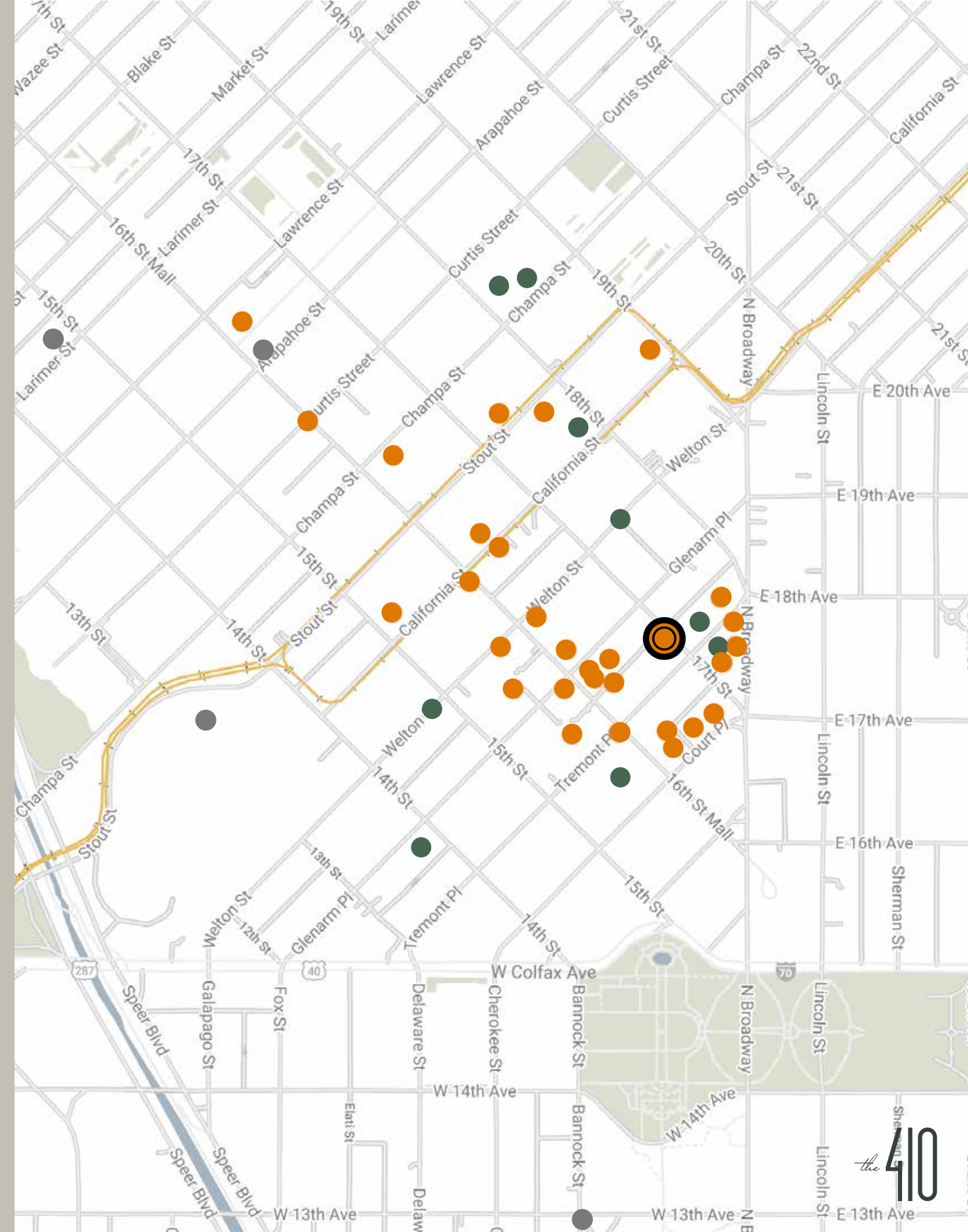
1. Brown Palace
2. Residence Inn
3. Kimpton Hotel
4. Grand Hyatt
5. Hilton
6. Hyatt House
7. Holiday Inn Express
8. Sheraton Denver
9. Hampton Inn & Suites
10. Convention Center

• Attractions

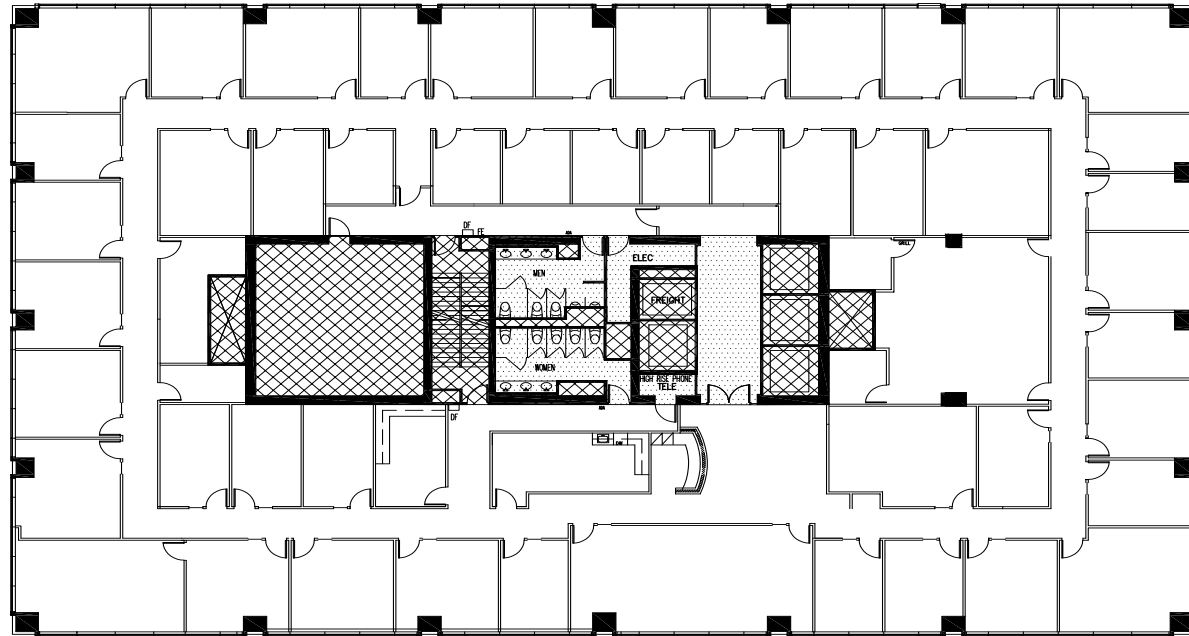
1. 16th St. Mall
2. Civic Center
3. Convention Center
4. Coors Field
5. Larimer Square
6. MOCA Denver
7. Pepsi Center

• Restaurants

1. Guard & Grace
2. Three Sisters Cafe
3. Green Fine Salad Co.
4. Soko Sushi & Sake Bar
5. Five on Black
6. Saffron Grill
7. Chipotle Mexican Grill
8. Taco Bell
9. Appaloosa Grill
10. Henry's Tavern
11. Maggiano's Little Italy
12. Hard Rock Cafe
13. Corner Bakery Cafe
14. 5280 Burger Bar
15. Cook's Fresh Bar
16. Protein Bar & Kitchen
17. Earls Kitchen & Bar
18. La Loma
19. Ship Tavern
20. Ellyngton's
21. Churchill's
22. Marlowe's
23. Ruth Chris Steak House
24. Subway
25. Starbucks
26. Potbelly Sandwich Shop
27. Noodles & Company
28. The Delectable Egg
29. Pizzeria Colore
30. Yard House



Office Intensive Plan

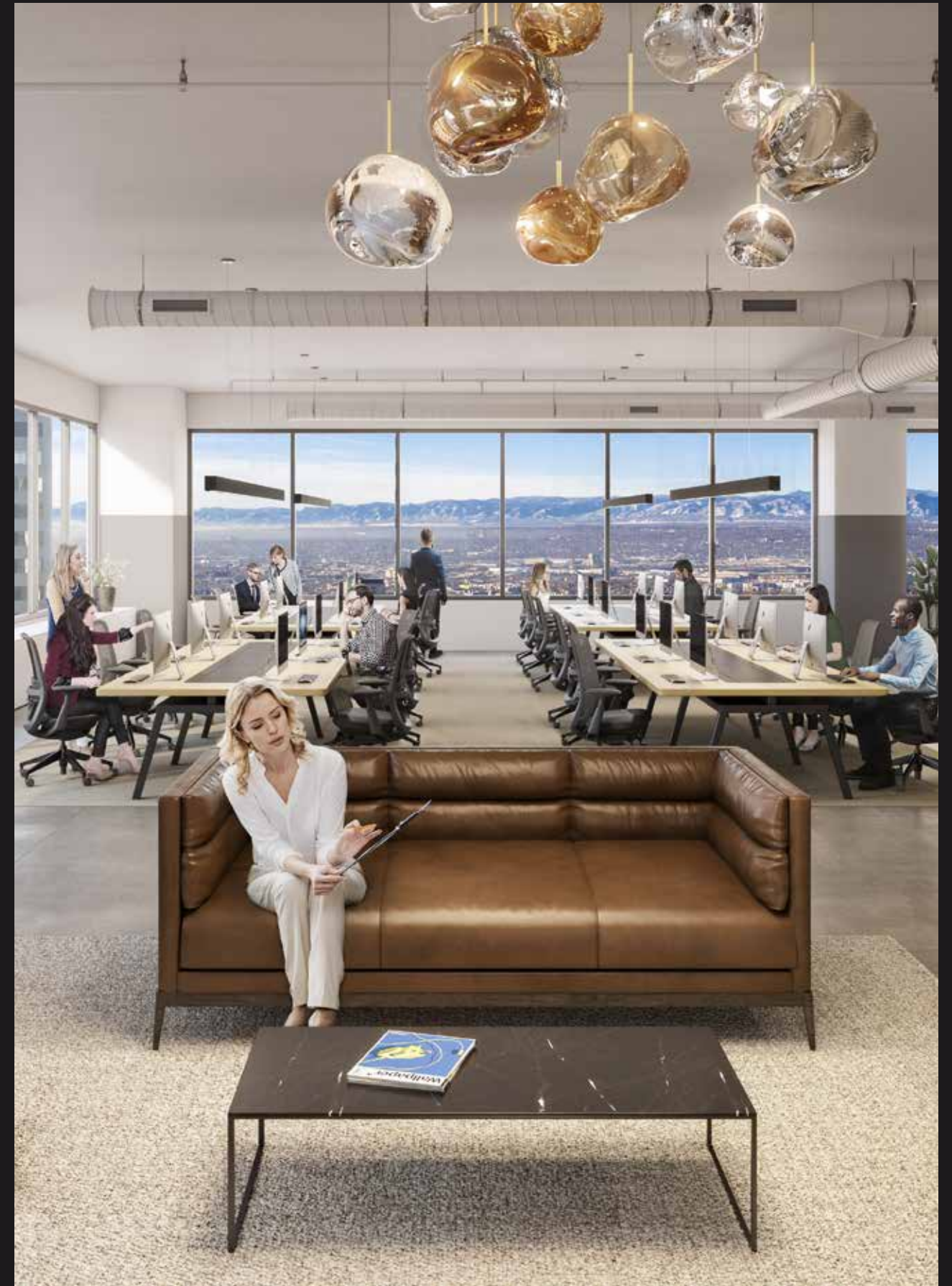


Open Plan



The 410's 24 rectangular floors are spacious and efficient, with discreet columns and inspiring views across Denver's Front Range.

Typical floor plate: approximately 18,000 RSF.



the 410

410 17th St
Denver, CO 80202

Chris Phenicie
303.628.7411
chris.phenicie@cbre.com

Hilary Barnett
303.628.1764
hilary.barnett@cbre.com

