

a new day at

1600 BROADWAY

nuveen

DENVER, CO 80202



1600 BROADWAY

A landmark, 26-story high-rise in the capital city's financial district, 1600 Broadway stands directly across from the RTD Public Transit Hub and Denver's famous 16th Street Mall. This central and infinitely connected location boasts modern amenities including an expansive conference facility, collaboration lounge, state-of-the-art fitness center and new contemporary lobby.

1:1,000 SF

Parking Ratio

444,595 SF

On 26 Stories

18,000 SF

Typical Floorplate

1972

Year Built

2016

Year Renovated

2022

Outdoor Plaza Constructed



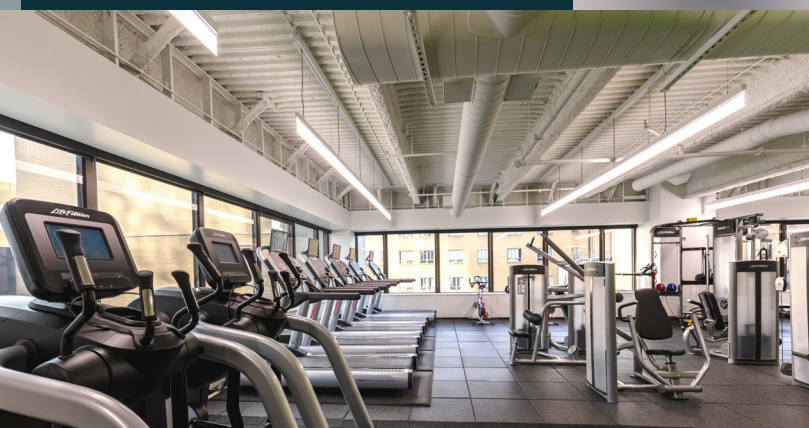




Direct Access Parking with Above Standard Ratio



Tenant-Only Outdoor Plaza



State-of-the-Art Fitness Center with Showers and Lockers



Expansive Conference Facility



Secure Bike Storage

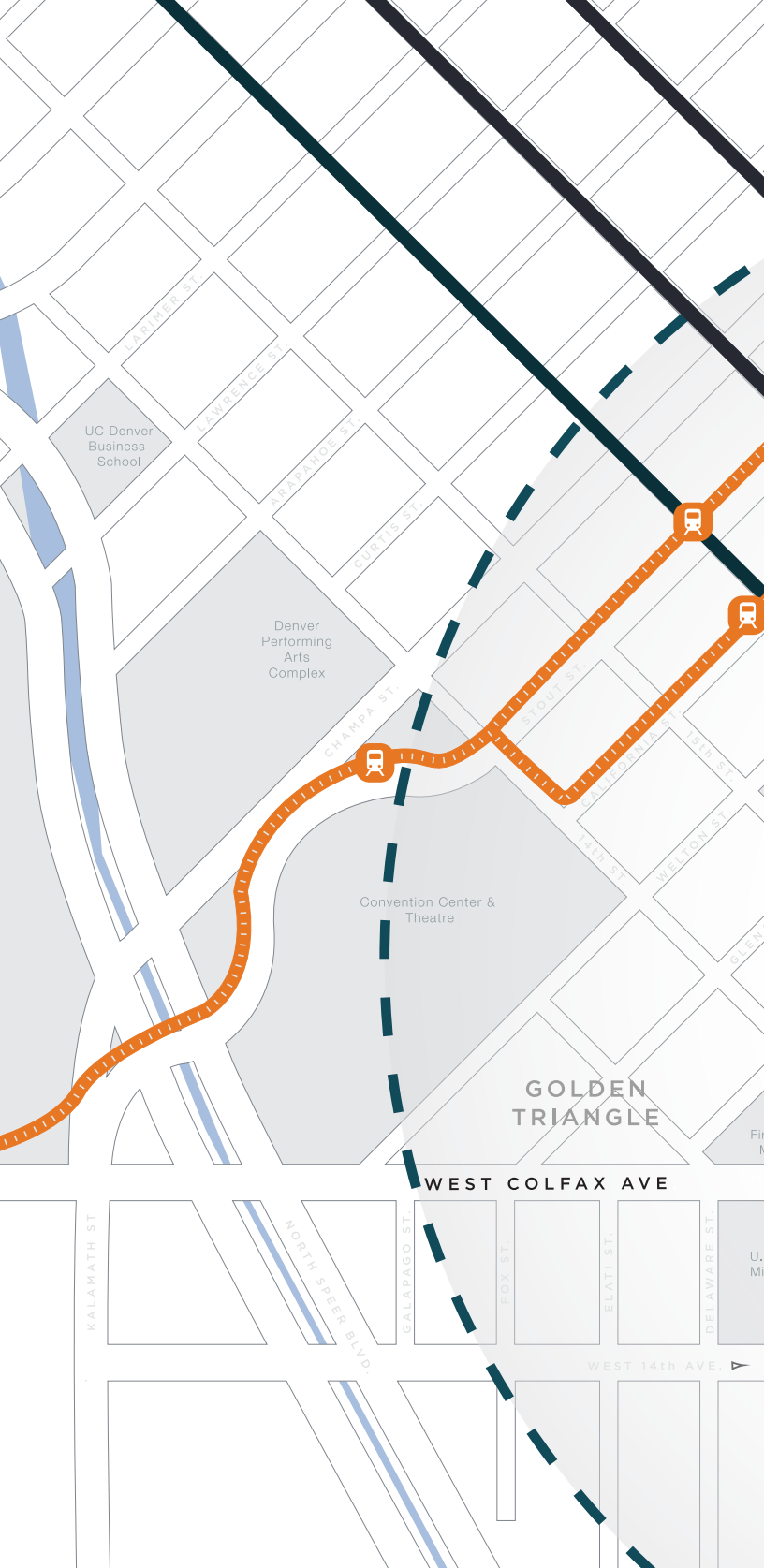


24-Hour Security



Furnished Spec Suites





DRIVE
TIMES
IN
MINUTES

7

to I-25
and I-70

16

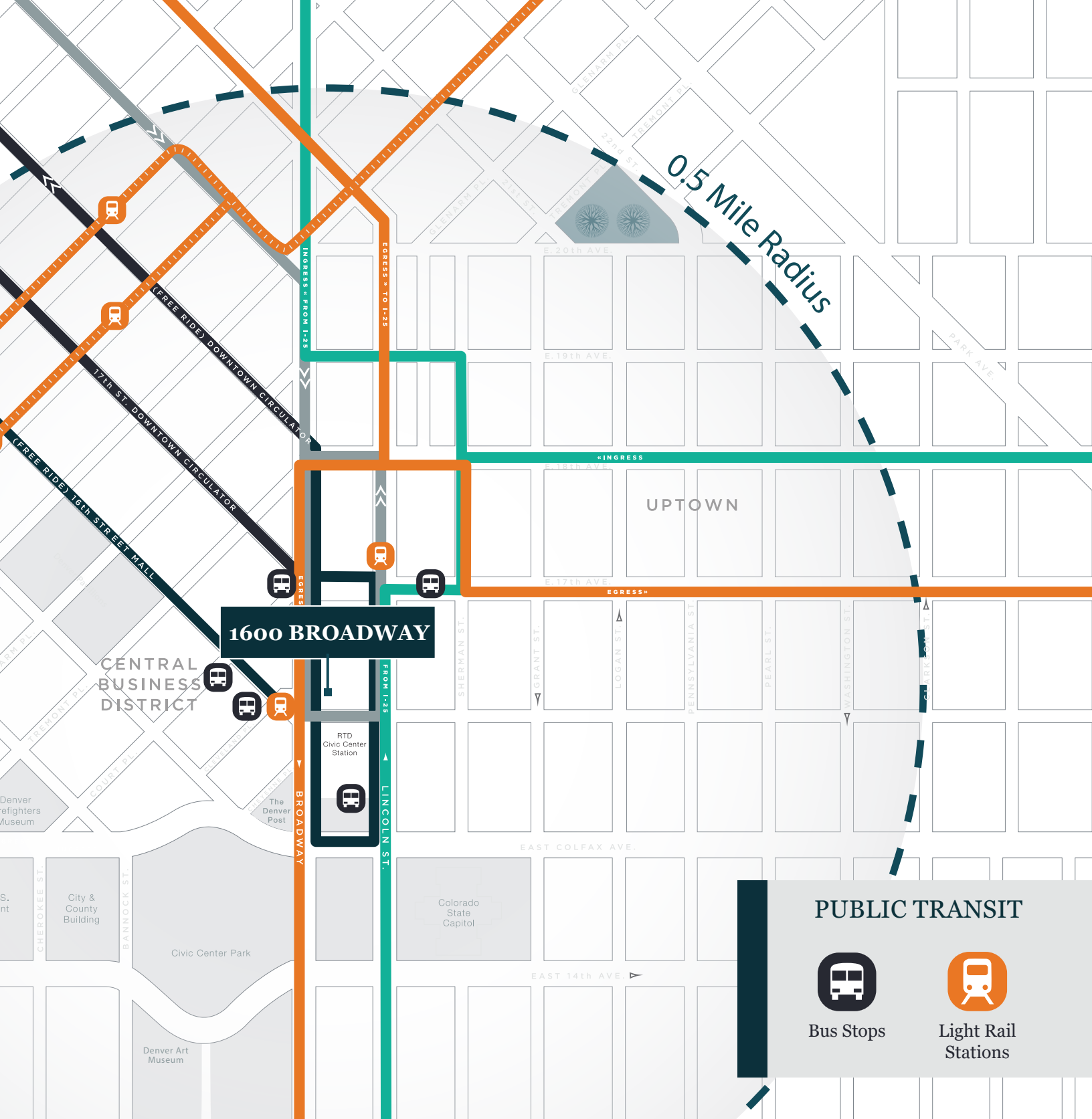
to Denver Tech
Center

26

to Denver
International
Airport

30

to Boulder



LOCAL AMENITIES WITHIN 0.5 MILES



192

Restaurants, Bars, & Coffee Shops



50

Retail



41

Hotels



11

Fitness Centers



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

