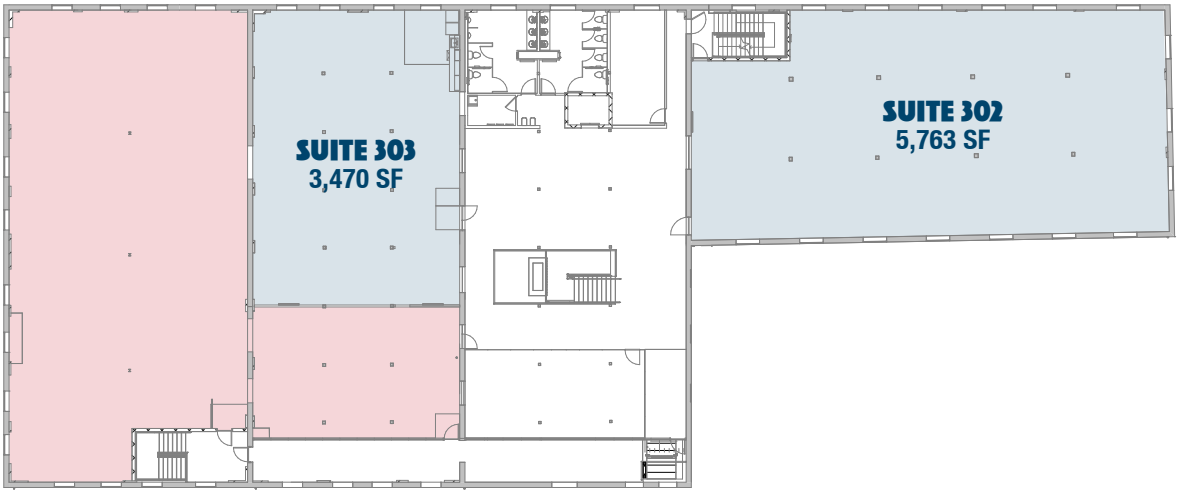
STEAM ON THE PLATTE

WHERE ENERGY FLOWS

1401 ZUNI STREET | DENVER, COLORADO 80204

FLOOR PLANS



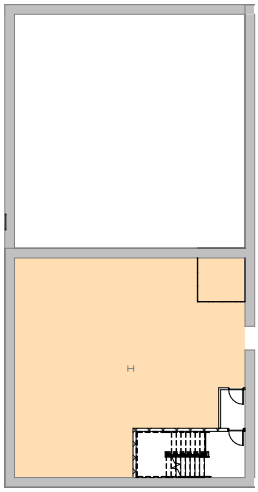
LEGEND

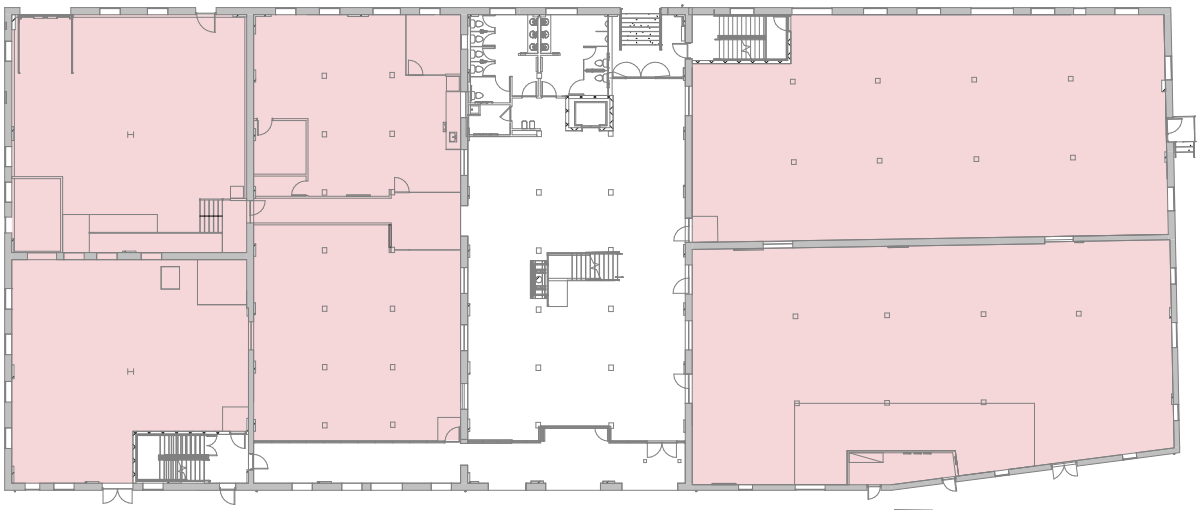
- COMMON AREA
- LEASED
- AVAILABLE
- STORAGE

AVAILABILITY

LEVEL 2	
SUITE 203	5,122 SF
SUITE 204	2,213 SF
LEVEL 3	
SUITE 302	5,763 SF
SUITE 303	3,470 SF

STORAGE





For Leasing Information Contact:

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VISION

STEAM on the Platte (STEAM) is a 3.2 acre, mixed-use project in Denver's burgeoning Sun Valley neighborhood along the Platte River. STEAM is an undiscovered gem with a convenient downtown location, light rail stop, bike path, sports arena access, and a riverside setting that makes it desirable for enterprising leaders, creative pioneers, and residents who crave an authentic blend of Denver's historical and edgy culture.

PHASE I includes the conversion of a 65,000 square foot brick and timber warehouse into workspace for tech companies and creative businesses, and a courtyard leading to the river's edge. An existing 6,000 square foot building with an expansive bowstring roof will feature a vibrant restaurant/brewery to be completed in 2018.

FUTURE PHASES will include the addition of more office and residential buildings.

FINAL MASTER SITE PLAN

PROJECT OVERVIEW

1401 Zuni Street

- 65,000 square foot former industrial warehouse built in 1918
- Bold, creative office space
- Fiber-optic internet
- Coffee shop/cafe in lobby
- Available for lease now!

2056 West Colfax

- Riverfront restaurant space leased to Raices Brewery
- 6,000 square foot building with bowstring roof

LOCATION HIGHLIGHTS

- 3.2 acre site with 400 feet of river frontage
- Walking distance to Auraria Campus and Sports Authority Field at Mile High
- Unique intersection of Lakewood Gulch and Platte River Bike Trails
- Breathtaking views of downtown Denver and the Rocky Mountains
- Short walking distance to Decatur-Federal and West Auraria Light Rail Stations
- Convenient parking
- Superb visibility and access to I-25
- Two miles from I-70 interchange

DEVELOPMENT TEAM:

URBAN VENTURES

White CONSTRUCTION GROUP

tres birds workshop

MARKETING & LEASING TEAM:

NAI Shames Makovsky

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