



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.

HISTORY

STEAM breathes new life into a forgotten corridor while embracing the site’s vibrant industrial history. Beginning in the late 1800’s the site was always teeming with energy. First, it was a residential neighborhood along Colfax and then it was home to a variety of successful businesses. In its early days, the site hosted the Johnson and Bremer Soap Factory, a rag baling facility, a ceremonial bathhouse and a tannery. While manufacturing processes continued through the mid-1900’s, the site was eventually abandoned in the mid-60s. Prior to the construction of the Colfax viaduct the site was a vibrant continuation of the Colfax corridor.

LOCATION

- 3.2 acre site with 400 feet of river frontage
- 500 ft from MEOWWOLF Art and Entertainment Immersive Experience
- Walking distance to Auraria Campus and Empower Field at Mile High
- Short walking distance to Decatur-Federal and West Auraria Light Rail Stations

PROPERTY OVERVIEW

1401 ZUNI STREET

- 65,000 sf. Former industrial warehouse built in 1918
- Creative office space
- Bold Beans Café in lobby
- 3 large conference rooms and multiple lounge areas
- Yoga studio, indoor bike storage, shower facilities

2060 WEST COLFAX

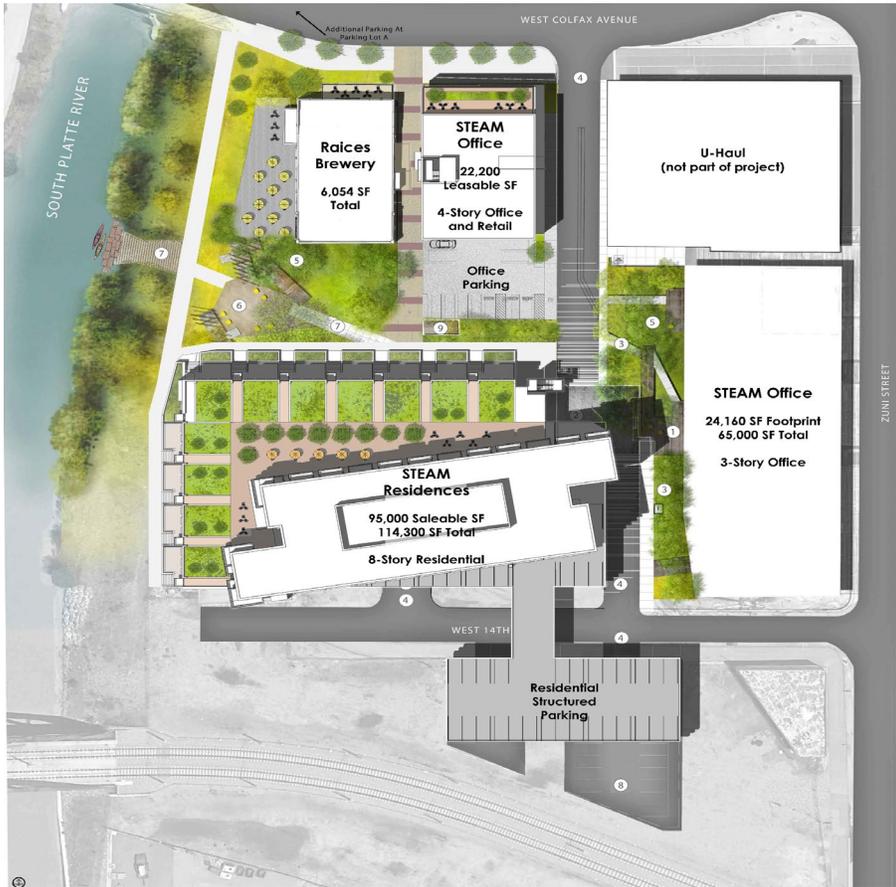
- Raices Brewery, featuring a riverfront patio and a 6,000 sf bowstring building





PHASE 1 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 2018/2019.

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



1401 ZUNI WAREHOUSE ARCHITECTURAL DETAILS

- STEAM on the Platte's bones consist of three-wide brick walls, timber framed post beam decking, and deeply worn wood flooring. A series of disjointed remodels and 30 years of abandonment had cloaked much of the building's raw beauty
- Adaptable layout designed to promote open energy all while providing amenities and privacy
- 1900s three-story rag baler is now polished and encircled by a custom, glulam wood staircase
- Original skylight structures now feature custom domes that pull in light while maintaining early-1900s industrial aesthetic
- Building's entranceway was constructed to include an anchored industrial elevator and recessed doors
- Concrete floating tiles were installed where wood floor was unable to be restored, serving as walkways while simultaneously housing necessary wiring for future tenants
- Custom conference tables were installed, made from repurposed pine bowling alley lanes
- The building employs a heavily insulated roof and aspect tuned thermal glazing

DEVELOPMENT TEAM

URBAN



VENTURES

tres birds workshop

TENANTS



CONSTRUCTION GROUP

