



REPUBLIC  
- P L A Z A -

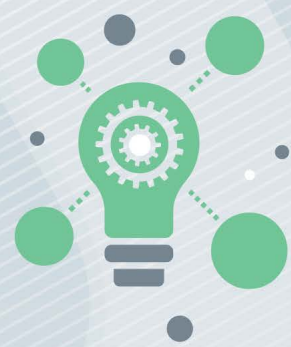


As Denver's tallest office building, Republic Plaza is a prominent landmark in the skyline — topping out at 56 stories and 714 feet tall. At over 1.2 million square feet with an 18,000 square foot collaborative workspace and tenant-only fitness center, the property serves as a catalyst for today's hybrid workforce and provides best-in-class amenities. At the heart of the central business district on the 16th Street Mall, the tower and spacious outdoor plaza attracts downtown workers and tourists alike — making it Denver's best hub for the next generation workforce.

# WELCOME







TECHNOLOGY &  
INNOVATION JOBS  
DOUBLED SINCE '10



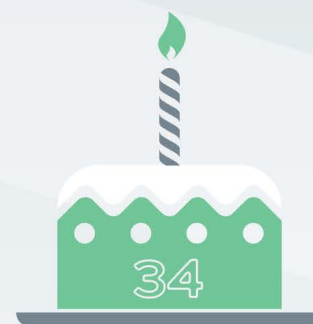
19.4 MILES OF  
**BIKE LANES**  
AND TRAILS



5TH  
**BEST JOB**  
MARKET



5TH  
**HIGHEST**  
**GROWING**  
CITY



AVERAGE  
**AGE OF A**  
**RESIDENT**  
IS 34



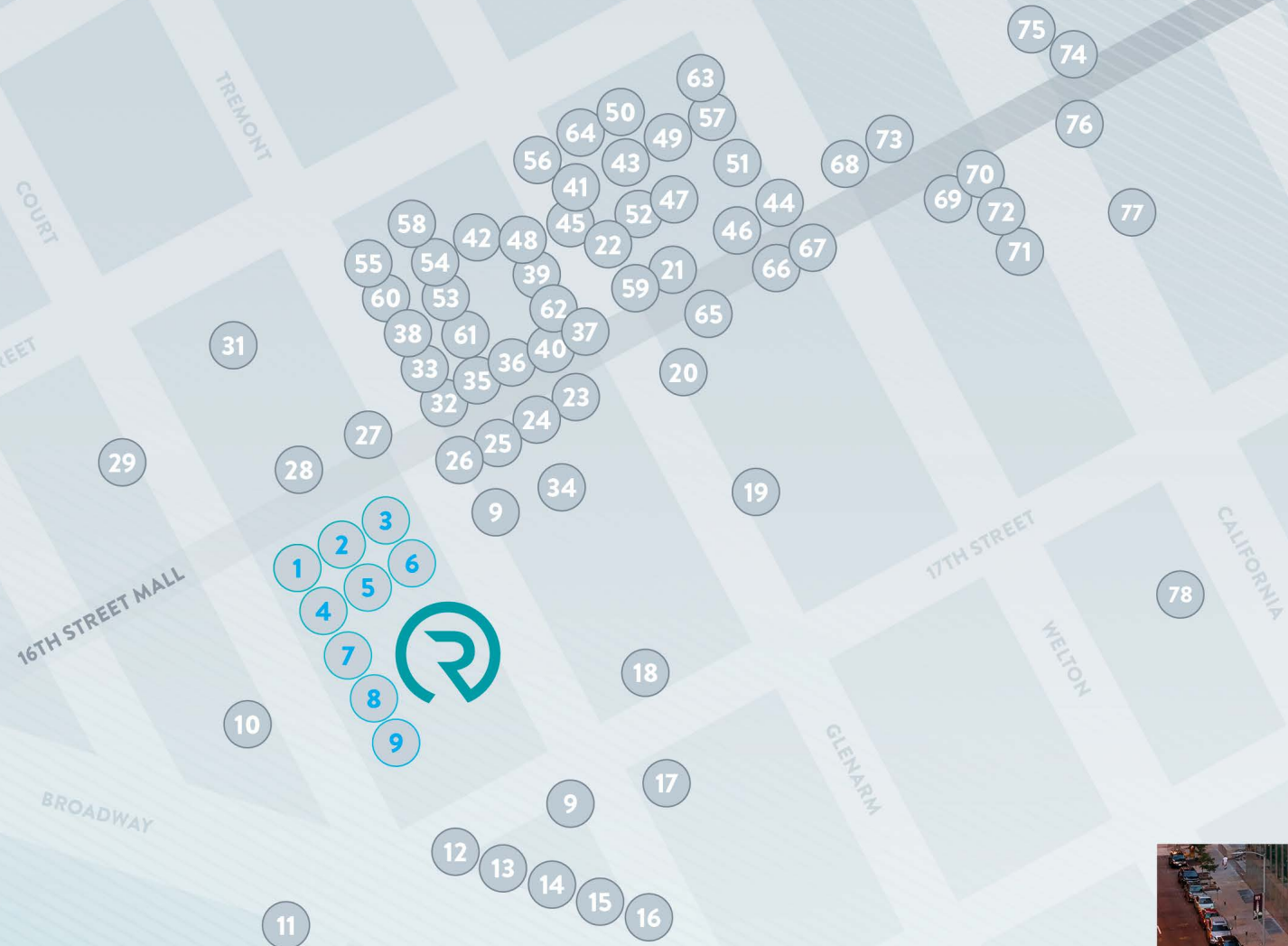
4TH  
**BEST CITY**  
FOR  
MILLENNIALS

# REVITALIZED DOWNTOWN DENVER





# YOUR ADDRESS REWORKED



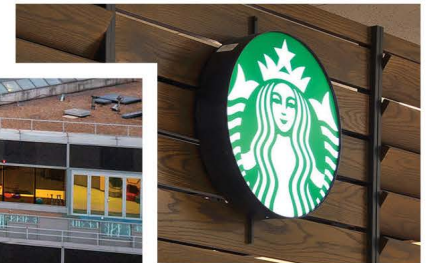
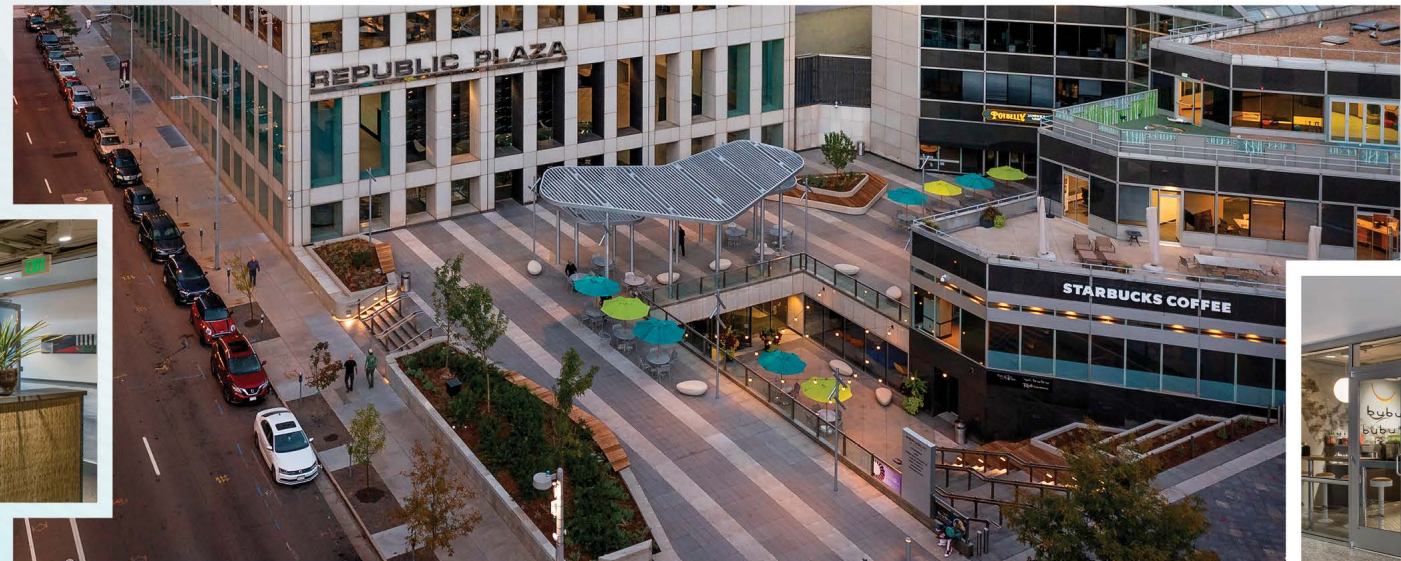
## ON-SITE

- 1 Bubû
- 2 Lazo Empanadas
- 3 The Delectable Egg
- 4 Noodles and Company
- 5 Potbelly Sandwich Shop
- 6 Starbucks
- 7 Russell's Convenience
- 8 Pure Nail Bar
- 9 Barotz Dental

- 10 Russell's Convenience
- 11 Starbucks
- 12 Brown Palace Hotel
- 13 Churchill's
- 14 Ellyngton's
- 15 Ship Tavern
- 16 Coffee & Tea Company
- 17 Holiday Inn Express
- 18 Yampa Sandwich Co.
- 19 Paramount Theaters
- 20 West of Surrender
- 21 H&M
- 22 Auntie Anne's/Cinnabon
- 23 Earl's Restaurant
- 24 Simply Colorado
- 25 Sportsfan

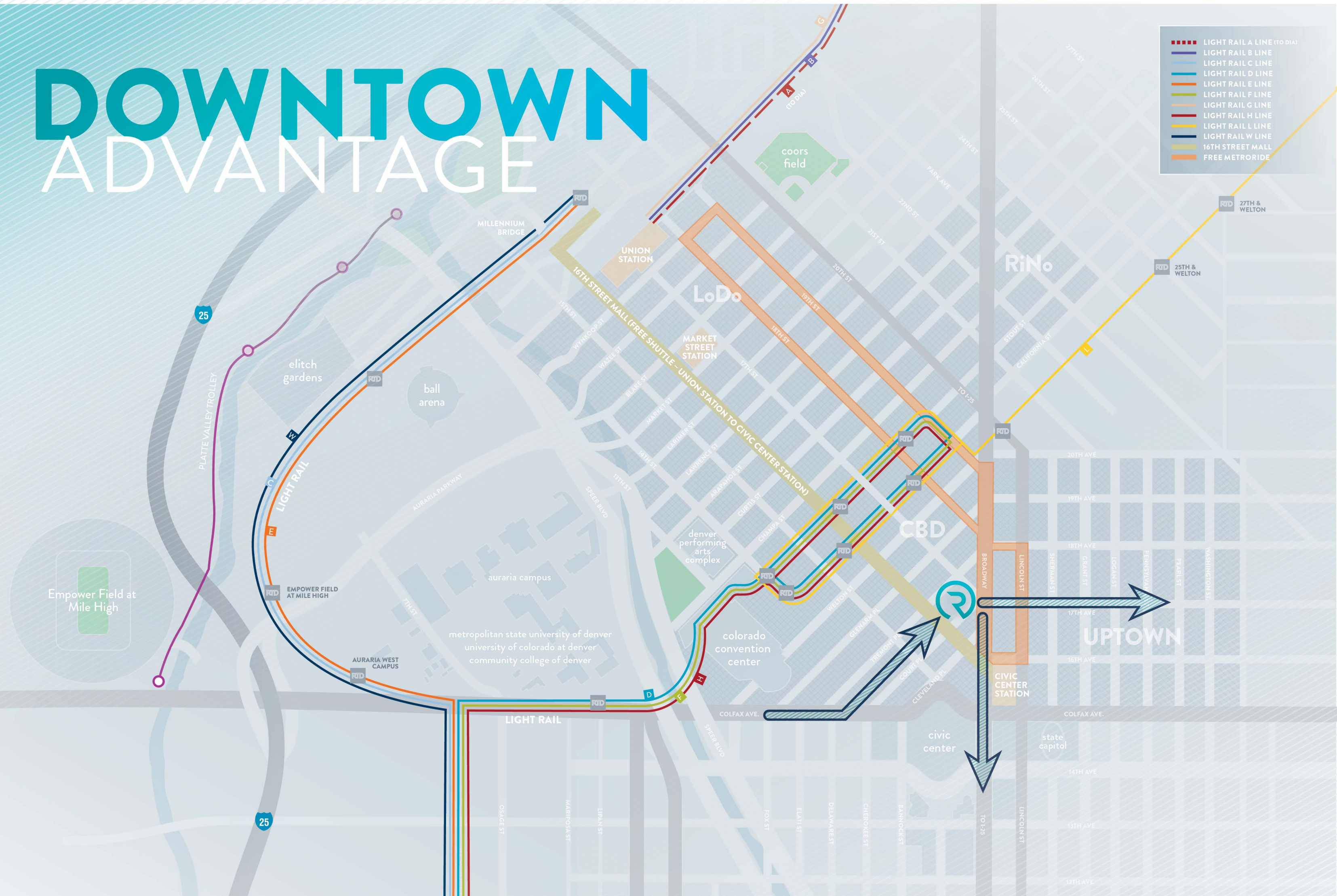
- 26 EuFlora
- 27 Yard House
- 28 16th Street Commons
- 29 Zoup!
- 30 McDonald's
- 31 The Sheraton
- 32 UniQlo
- 33 United Artists Movie Theaters
- 34 Subway
- 35 Corner Bakery Café
- 36 Rocky Mountain Chocolate Factory
- 37 Lime: An American Cantina
- 38 Maggiano's Little Italy
- 39 Hard Rock Cafe
- 40 Sunglass Hut
- 41 Coyote Ugly
- 42 Lucky Strikes
- 43 5280 Burger Bar
- 44 Henry's Tavern
- 45 Victoria Secrets
- 46 IT'SUGAR
- 47 Claire's
- 48 Sephora
- 49 Summit Shade Sunglasses
- 50 PacSun
- 51 Motomaki
- 52 Journey's

- 53 I Heart Denver Store
- 54 Hot Topic
- 55 Hat Collection
- 56 GNC
- 57 Francesca's
- 58 For The Win
- 59 Express
- 60 Denver Nail Lounge
- 61 Scout & Molly's Boutique
- 62 Sock'em
- 63 Banana Republic
- 64 Bare Minerals
- 65 Where the Buffalo Roam
- 66 Pho Vietnamese Grill
- 67 Appaloosa Grill
- 68 Ink Coffee
- 69 Great Clips
- 70 Einstein Bagel Bros
- 71 Target
- 72 Giordano's
- 73 Jimmy Johns
- 74 TJ MAXX
- 75 Starbucks
- 76 Jamba Juice
- 77 Kyoto Ramen
- 78 Grand Hyatt



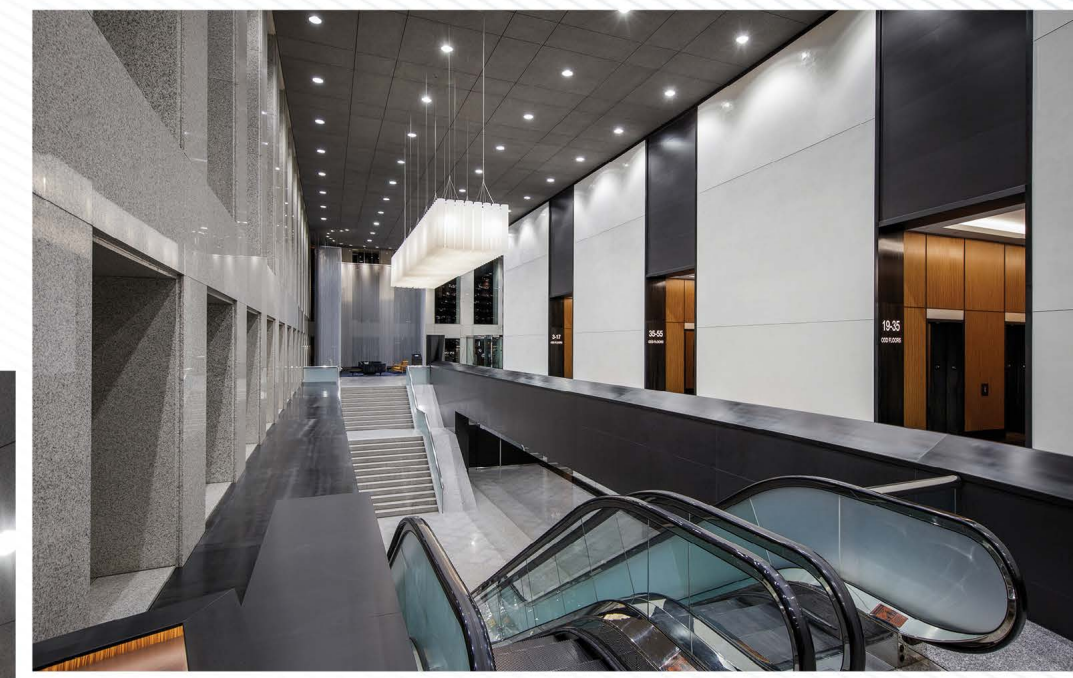
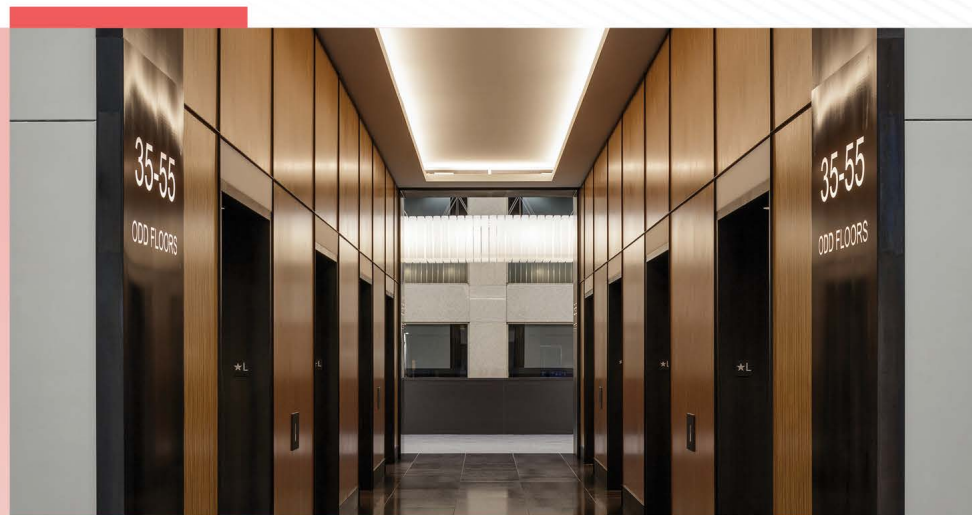


# DOWNTOWN ADVANTAGE

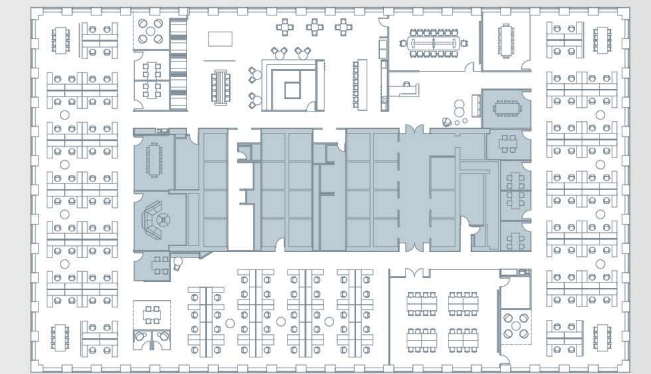
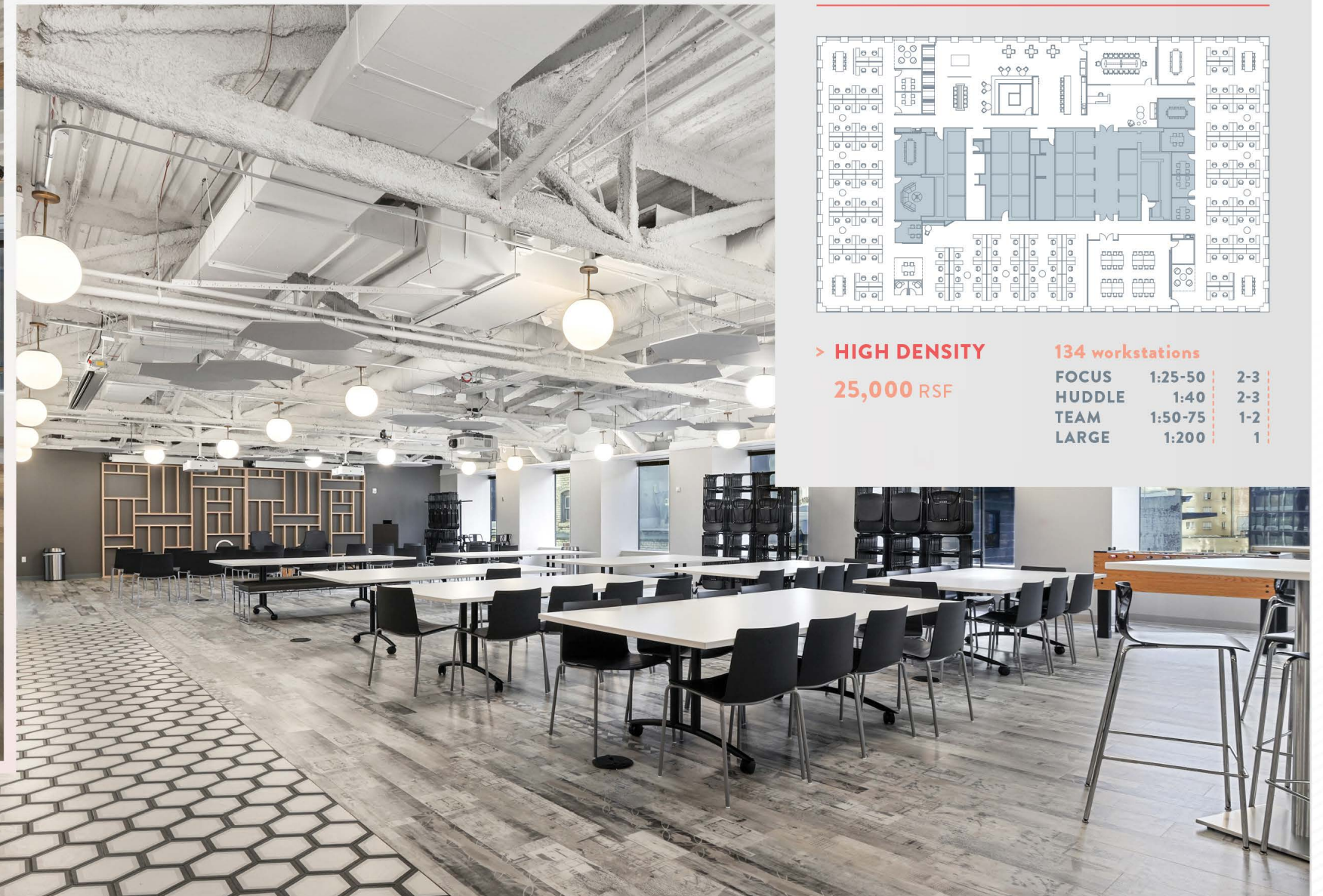
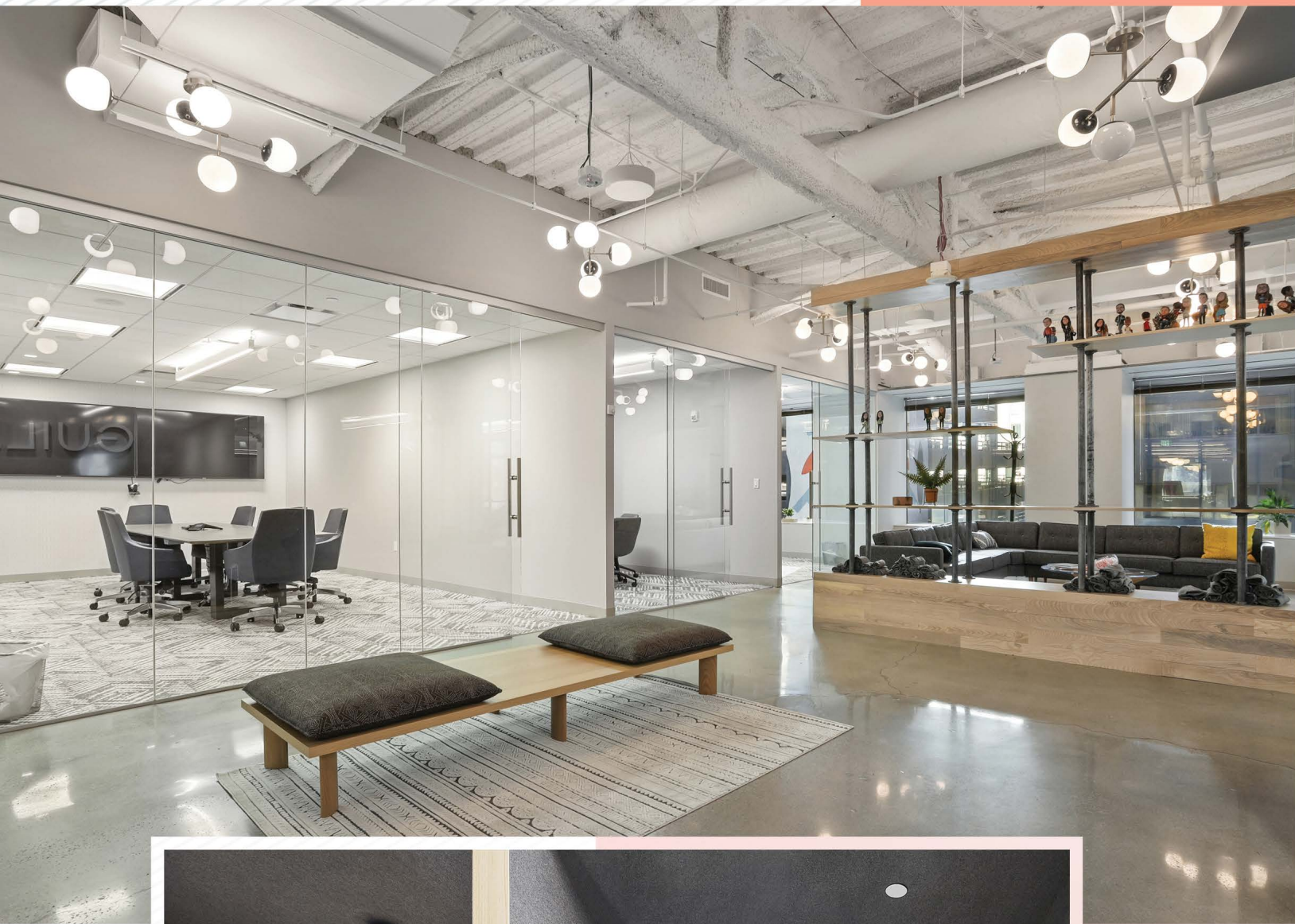




A NEW  
**VISION**  
IS REALIZED







> **HIGH DENSITY**  
**25,000 RSF**

<b>134 workstations</b>		
<b>FOCUS</b>	1:25-50	2-3
<b>Huddle</b>	1:40	2-3
<b>TEAM</b>	1:50-75	1-2
<b>LARGE</b>	1:200	1



# RECONFIGURE YOUR OFFICE SPACE

- + Generous deck-to-deck height can accommodate open plenum office environment
- + Rectangular floor plate design by Skidmore Owings and Merrill offers maximum efficiency
- + Above market restroom fixture count for high-density users
- + Six telecommunication providers



+ actual photography taken  
from Republic Plaza

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STUNNING  
**VIEWS**  
AT  
5,420 FEET  
ELEVATION



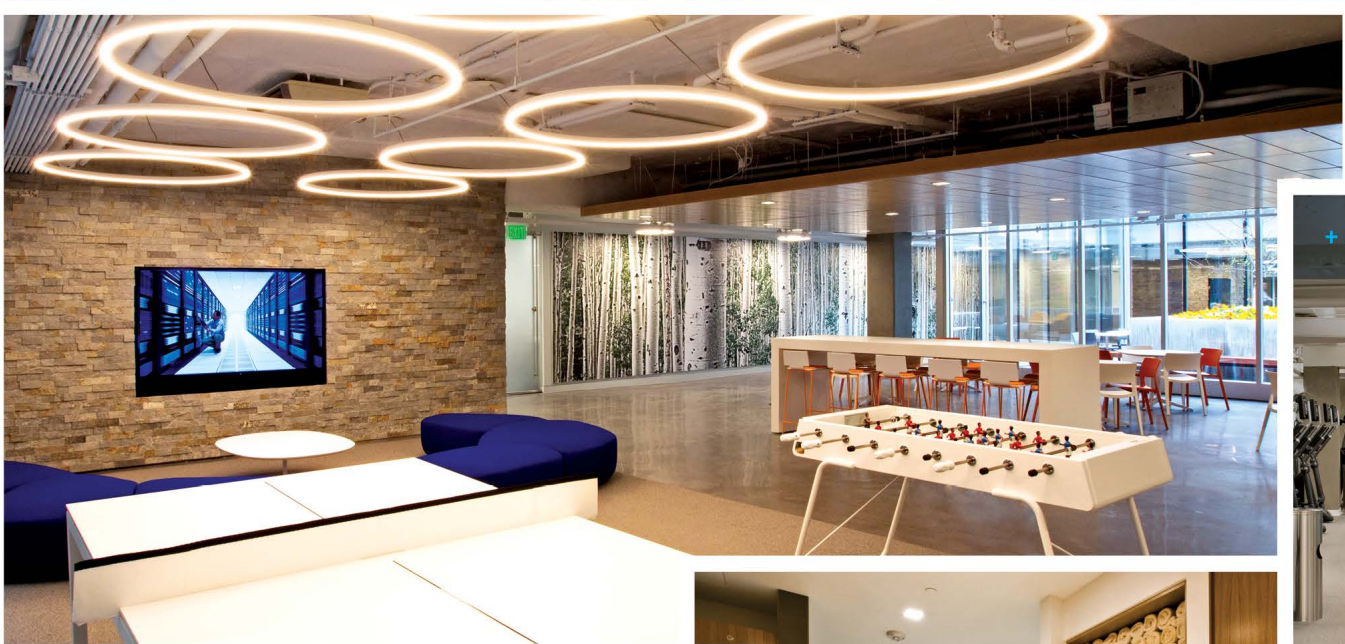
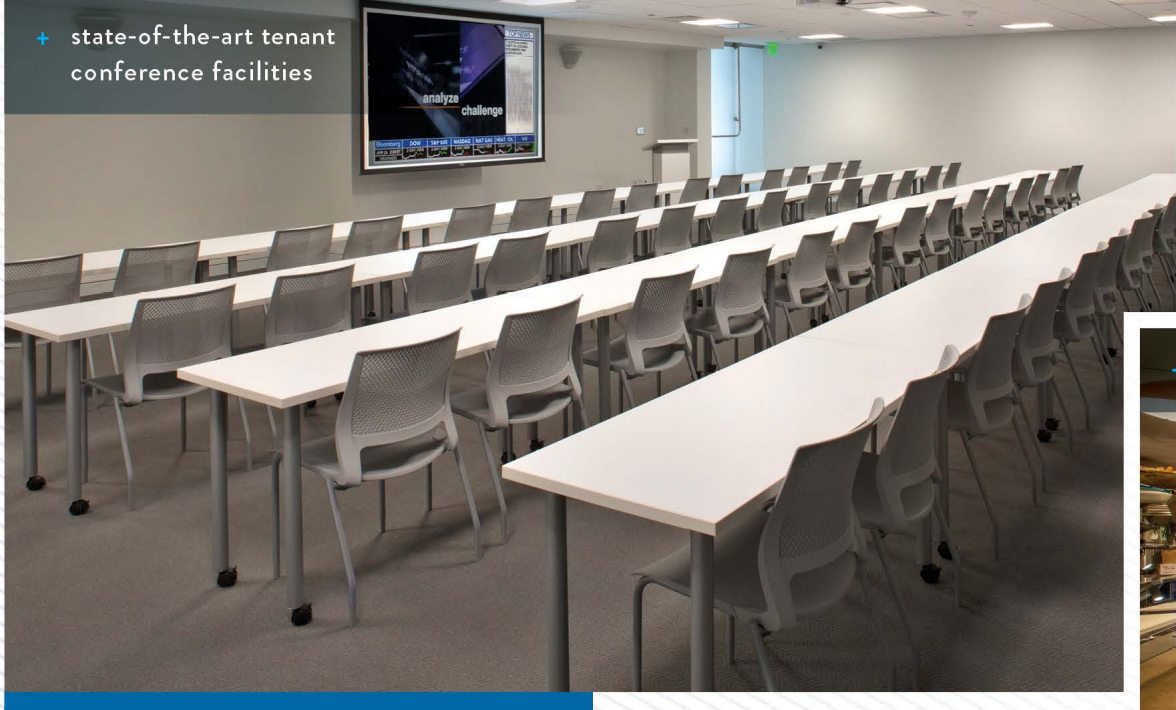




+ exclusive tenant lounge and co-working space



+ state-of-the-art tenant conference facilities



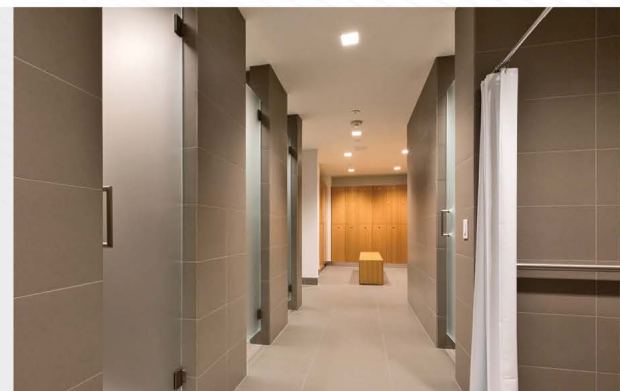
+ Troy Guard's bubu restaurant on-site



+ 6,000 SF fitness facility







# HEALTHY WORKPLACE



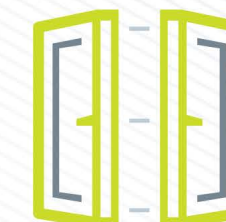
110  
BIKE RACKS  
ON-SITE



MERV 13  
AIR  
FILTERS



6,000 SF  
FITNESS  
CENTER



TOUCHLESS  
AUTOMATED  
DOORS



ON-SITE  
SHOWERS &  
LOCKER  
ROOM



OPEN PLAZA,  
PARK &  
IMPLUVIUM  
SPACES



# REPUBLIC

- P L A Z A -

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**Brookfield**  
Properties

