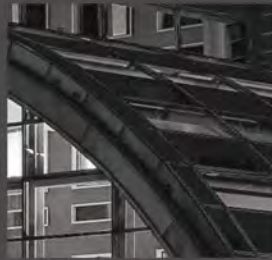
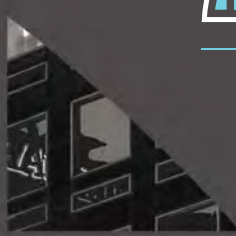




**WELLS  
FARGO  
CENTER**

1700 Lincoln Street



**A DENVER ICON**







WELLS FARGO CENTER

ET

17th

17th

WELLS FARGO CENTER

1700

17th Ave 1700 N

ONE WAY

17th Ave 1700 N

ONLY



# WELCOME TO THE NEXT LEVEL



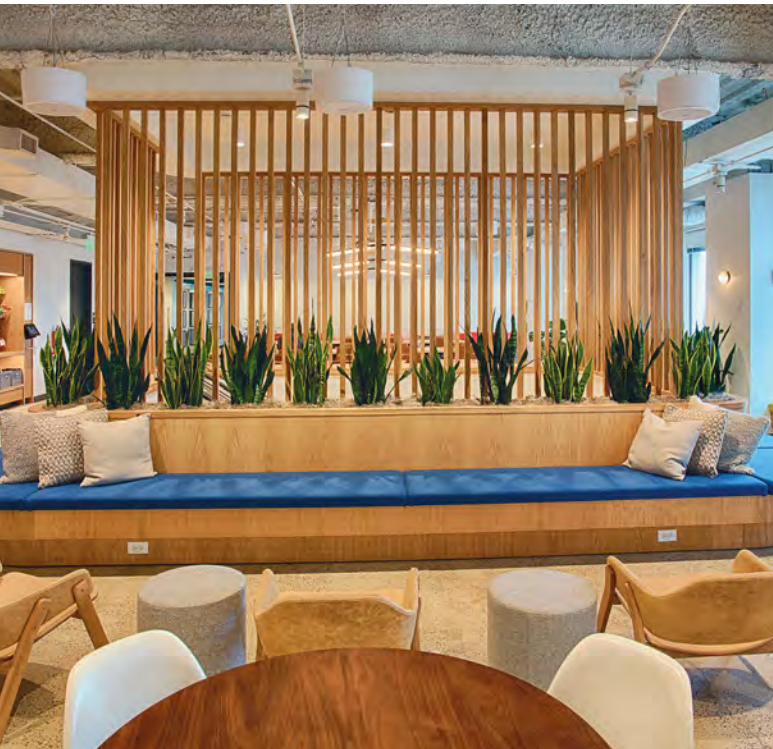
Towering 50 stories above the Mile High City, Wells Fargo Center elevates office space to the next level as its commanding presence overlooks the Denver skyline. Known for its distinctive double-curved crown and red granite facade, this iconic tower offers spectacular full-service amenities meeting a high-end hospitality standard and direct access to major transportation routes.

<b>1.2M</b>	<b>50</b>	<b>25K</b>
<b>TOTAL SQUARE FEET</b>	<b>CLASS A FLOORS</b>	<b>SQUARE FOOT FLOOR PLATES</b>





# WHERE VISION BECOMES REALITY



## ADDITIONAL FEATURES

- Free ride share to and from Union Station in partnership with Lyft
- Dramatic digital art experience by ESI Design
- Original collection of painting and sculptures by Enoc Perez
- 24-hour security and on-site management
- ExteNet cell phone booster system



Private outdoor courtyard with ample seating and WiFi



Connected, secured parking garage with EV charging stations



On-site coffee and dining



1700 Club exclusive amenity space and multiple collaborative areas

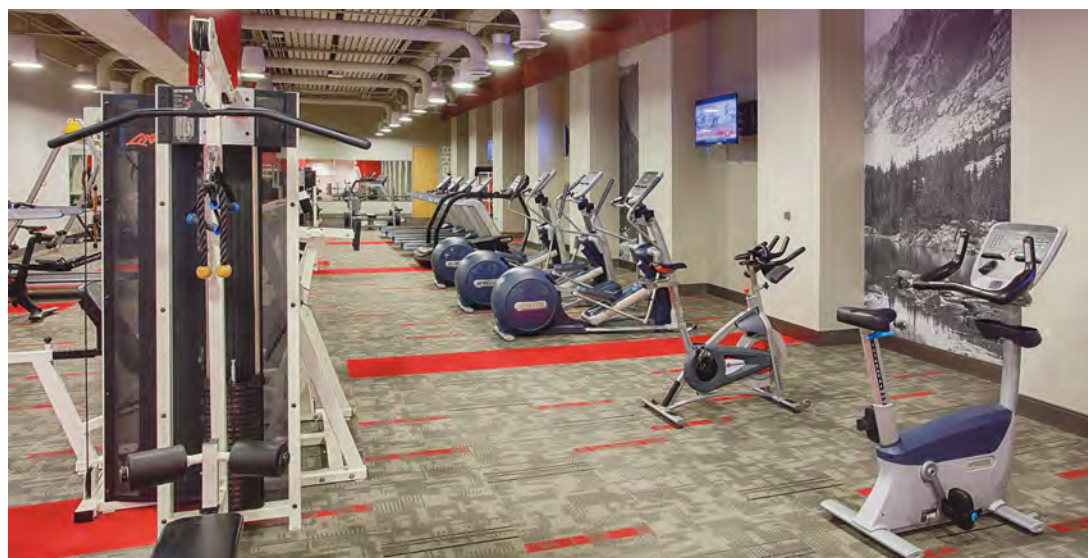


# WELCOME TO THE CLUB



## THE 1700 CLUB IS 20,000 SF OF AMENITY SPACE

- Exclusive tenant-only fitness center with group studio room, Peloton bikes, resort-style lockers and showers, sauna, and towel service
- Free WiFi connectivity
- Quiet focus room
- 3 room conference center with capacity for 20-140 people
- Tenant lounge and collaborative space with kitchenette
- 80 stall secure bike storage and repair station
- CorpMassage







## ACTIVATED BY BROOKFIELD PROPERTIES

A dynamic tenant engagement platform that brings creative and elevated experiences to tenants by building a sense of community. From fitness and wellbeing to exclusive perks and promotions, unlock an entire network of connections.

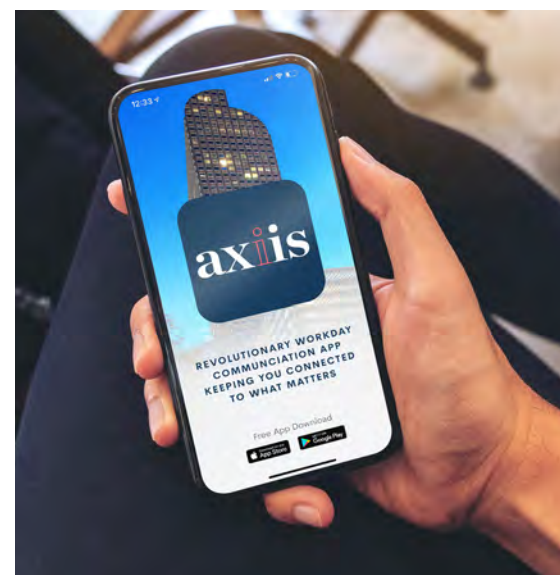
CLICK TO ACCESS **Activated**

# CONNECTED COMMUNITY

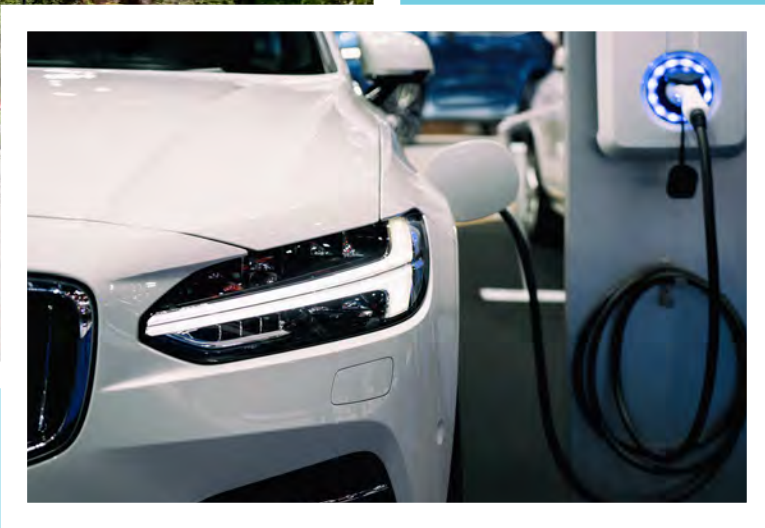
## AXIIS BY BROOKFIELD PROPERTIES

A revolutionary office communications app that revolves around the workday, providing easy access to building information, events, contests, perks, security alerts and news that matters.

CLICK TO ACCESS **axis**







Progressive green cleaning program provides a safe and sustainable work environment



On-site recycling programs divert more than 50% of building waste



Rooftop beehives in partnership with Alvéole [>click to learn more<](#)



Electric vehicle charging stations in the garage



High efficiency building mechanicals improve temperature control



Continuous outside air circulation and MERV-13 filters

# A BETTER BUILDING

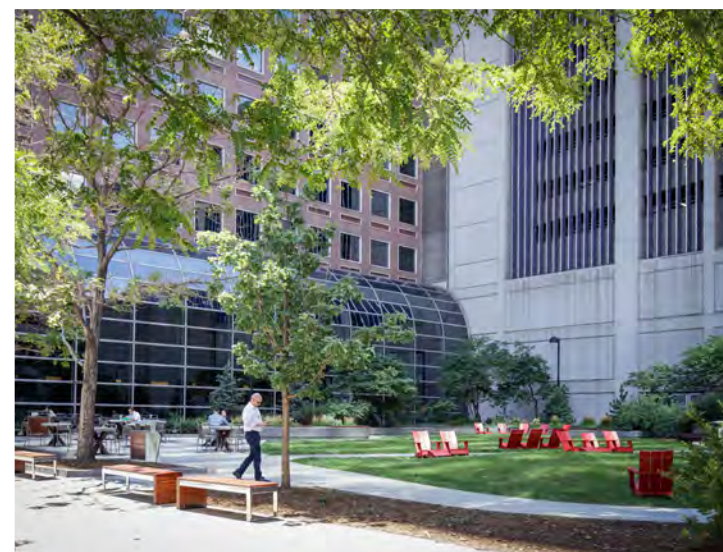
Wells Fargo Center provides best-in-class sustainable solutions by creating an efficient, resilient, and future-fit environment for tenants.



★★★★★ 2021



WiredScore GOLD





# UPTOWN YOUR WAY

94

WALK  
SCORE

92

TRANSIT  
SCORE

97

BIKE  
SCORE



25 MILES to Denver  
International Airport



STEPS AWAY from  
16th Street Mall



THREE BLOCKS  
to government and  
financial centers



16 museums



200+ bars &  
restaurants



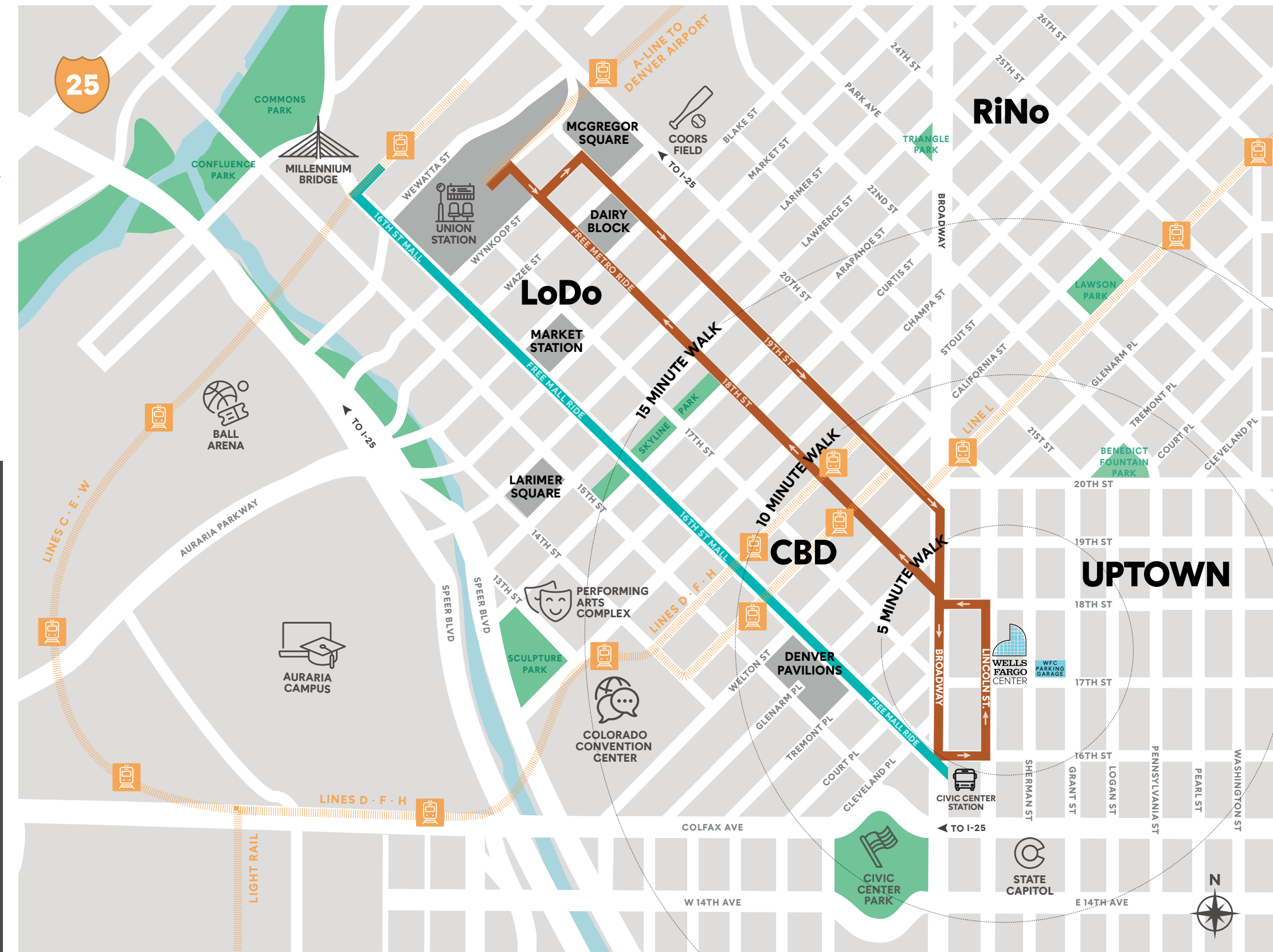
170 bus stops



43 hotels



7 light rail stops







# WELLS FARGO CENTER

1700 Lincoln Street

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**Brookfield  
Properties**



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