



REPUBLIC  
- P L A Z A -



Republic Plaza, the 56-story, downtown Denver icon, features an 18,000-square-foot collaborative workspace and tenant-only fitness center, numerous on-site retail including Troy Guard's bubu concept. Located in the vibrant heart of the central business district between 16th and 17th Streets, Republic is poised to become the city's newest tech tower.

# WELCOME







TECHNOLOGY &  
INNOVATION JOBS  
DOUBLED SINCE '10



19.4 MILES OF  
**BIKE LANES**  
AND TRAILS



3RD  
**BEST STATE**  
FOR  
BUSINESS



OVER 120K  
**RESIDENTS**  
**ADDED**  
SINCE '10



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



4TH  
**BEST CITY**  
FOR  
MILLENNIALS

# REVITALIZED DOWNTOWN DENVER

14TH ST

16TH ST MALL

CLEVELAND PL

COURT PL

TREMONT PL

17TH ST

BROADWAY

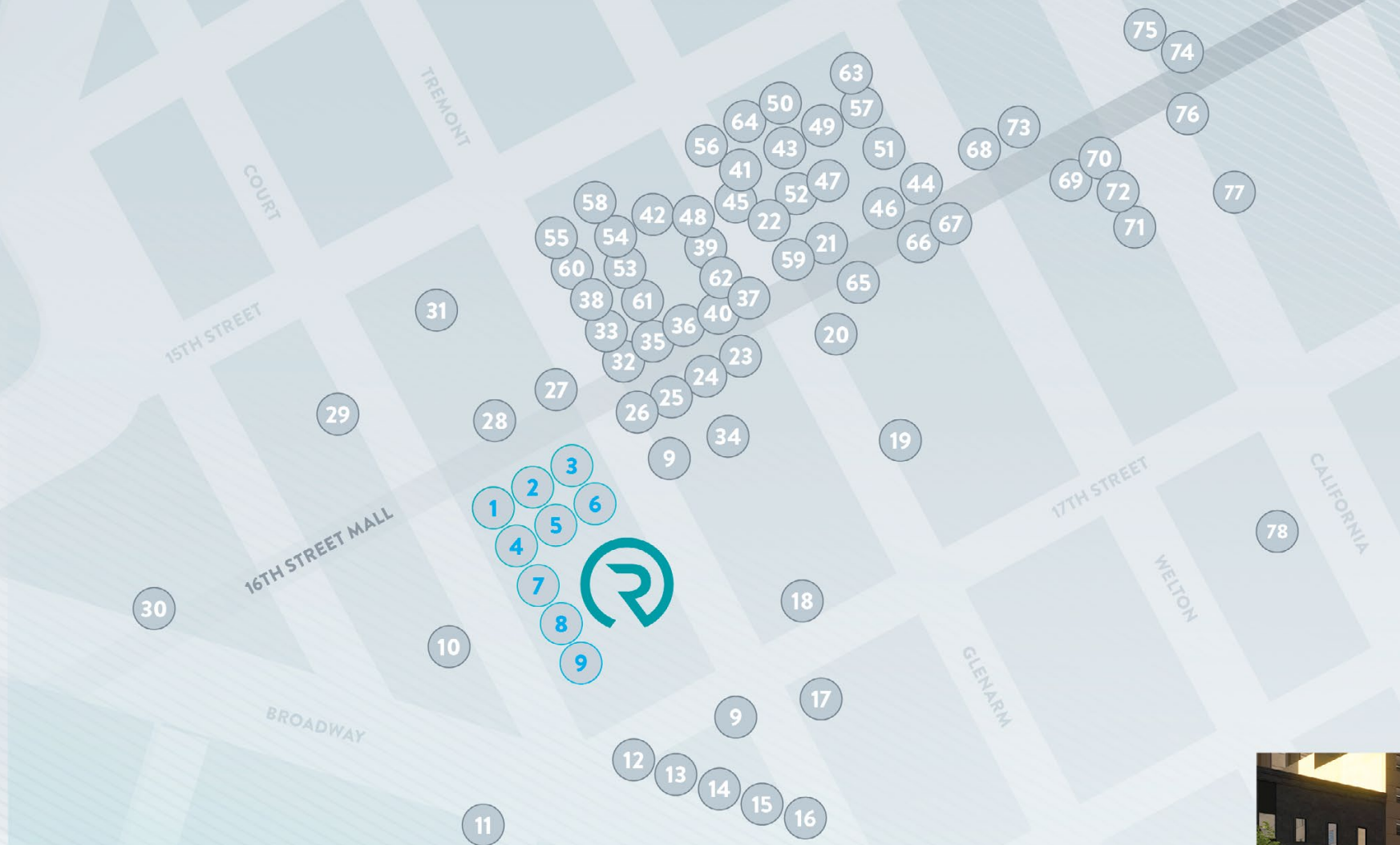
GLENARM PL

18TH ST





# YOUR ADDRESS REWORKED



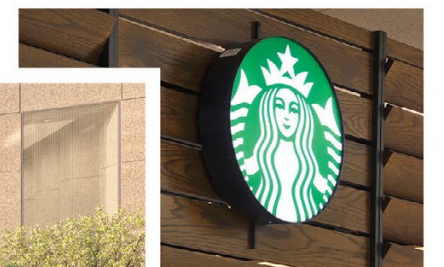
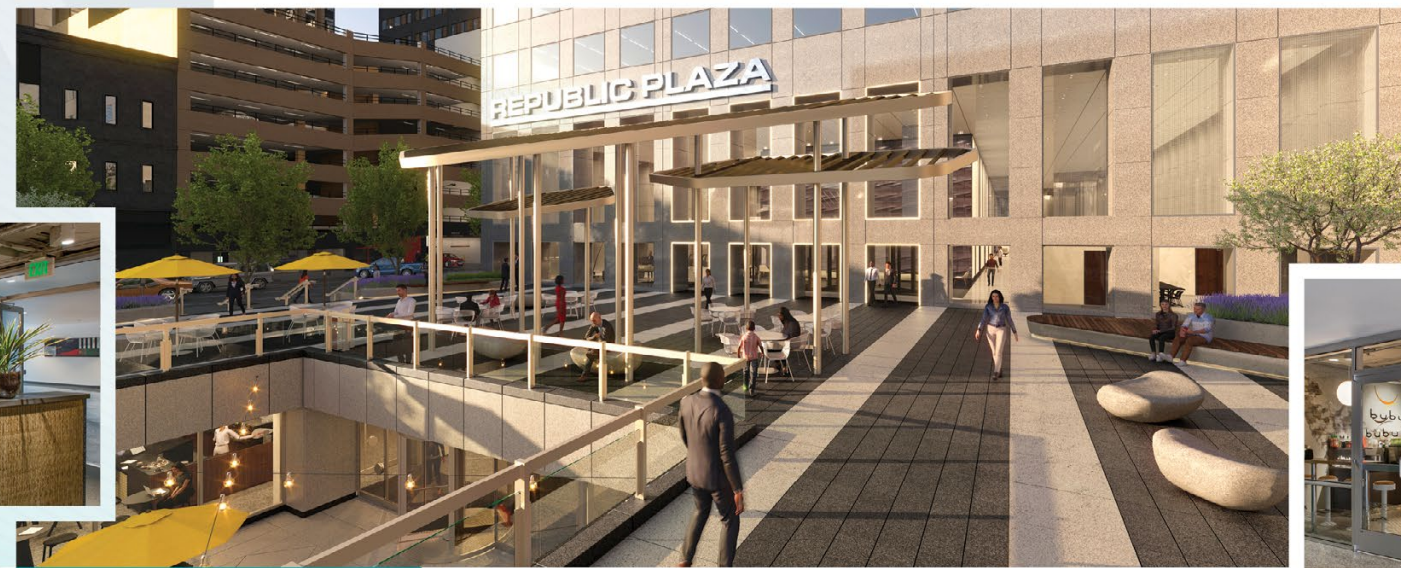
## ON-SITE

- 1 Bubu
- 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





# UPTOWN ADVANTAGE



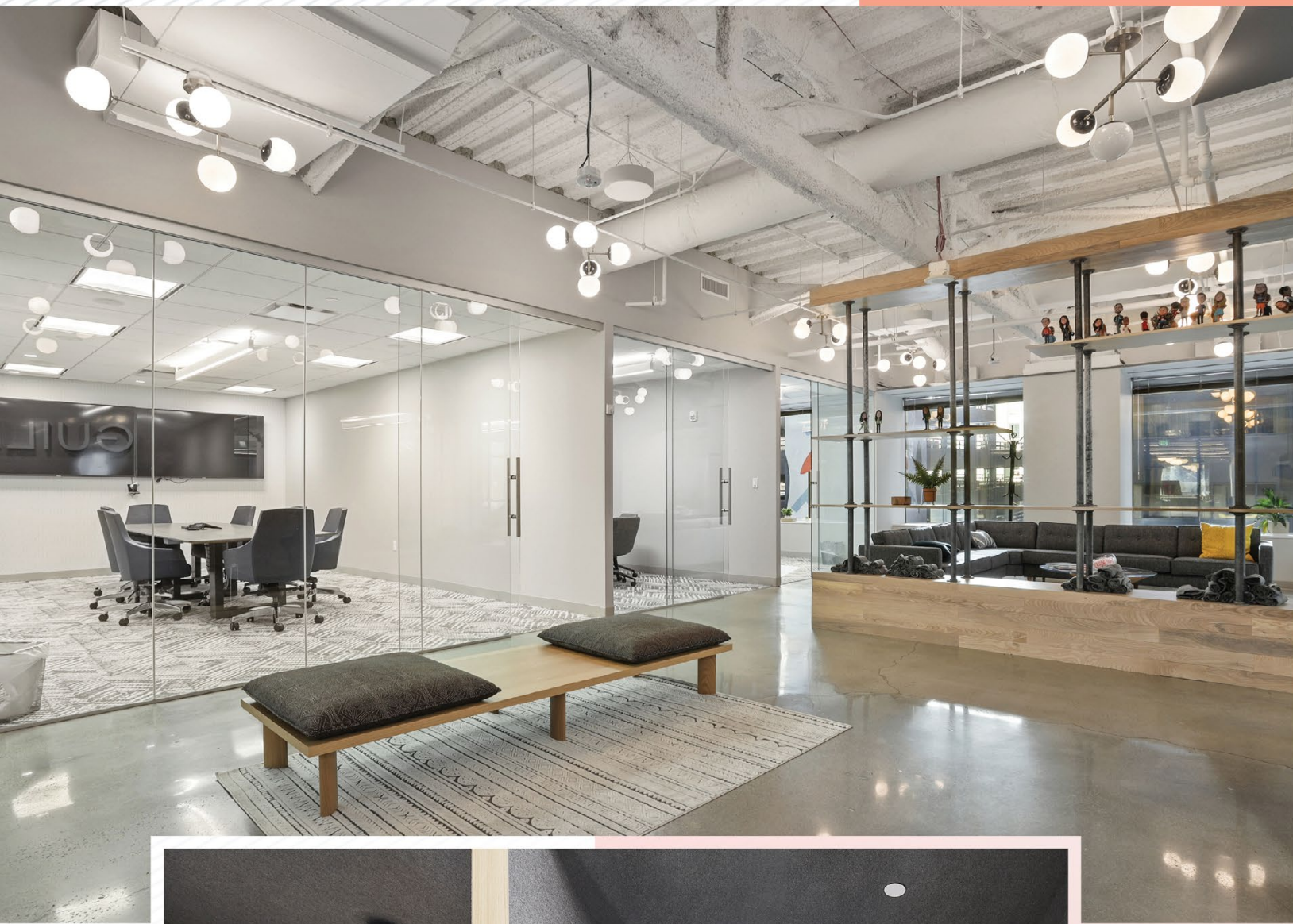


# A NEW **VISION** IS REALIZED

DELIVERING LATE 2021







> **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

---

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







+ exclusive tenant lounge and co-working space



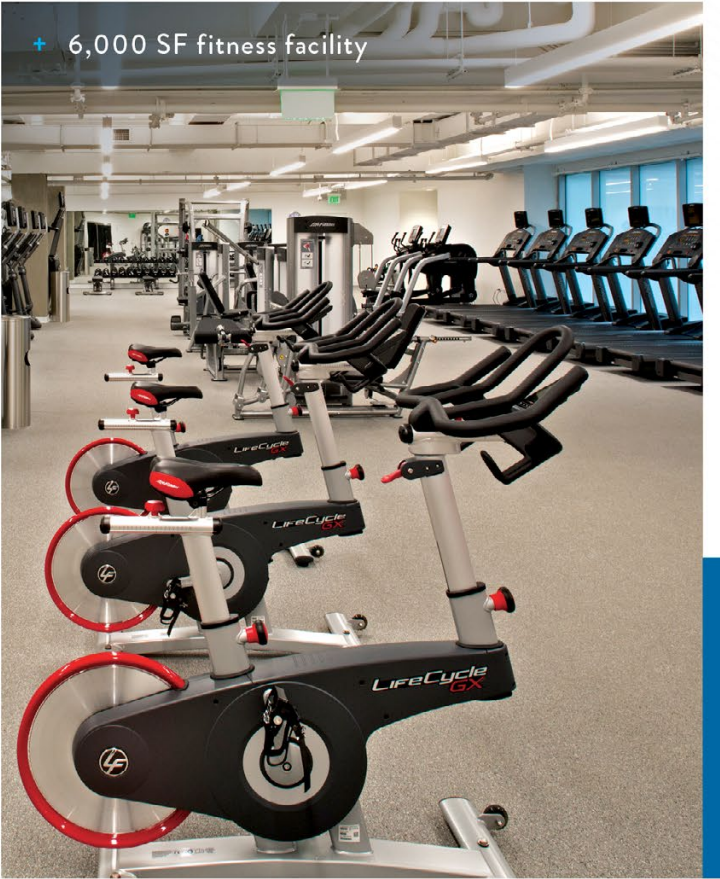
+ state-of-the-art tenant conference facilities



+ 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 -

---

370 17th Street  
Denver, CO 80202

## LEASING CONTACTS:

Nick Pavlakovich  
[nicholas.pavlakovich@cushwake.com](mailto:nicholas.pavlakovich@cushwake.com)  
303.813.6438

Matt Gautreau  
[matthew.gautreau@cushwake.com](mailto:matthew.gautreau@cushwake.com)  
303.813.6424

**Brookfield**  
Properties

