

DEVELOPMENT BY

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# UNION TOWER WEST

1801 Wewatta Street | Denver, CO

4,230 RSF  
OF STREET LEVEL RETAIL



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Part of the 180 Room Hotel Indigo® & 100,000 SF Class AA Office Building

DELIVERING IMMEDIATELY

# UNIQUE retail experience

Union Tower West offers a dramatic mixed use development located next to Union Station between Whole Foods and Fresh Fare by King Soopers in the heart of Denver's "LoDo" District.



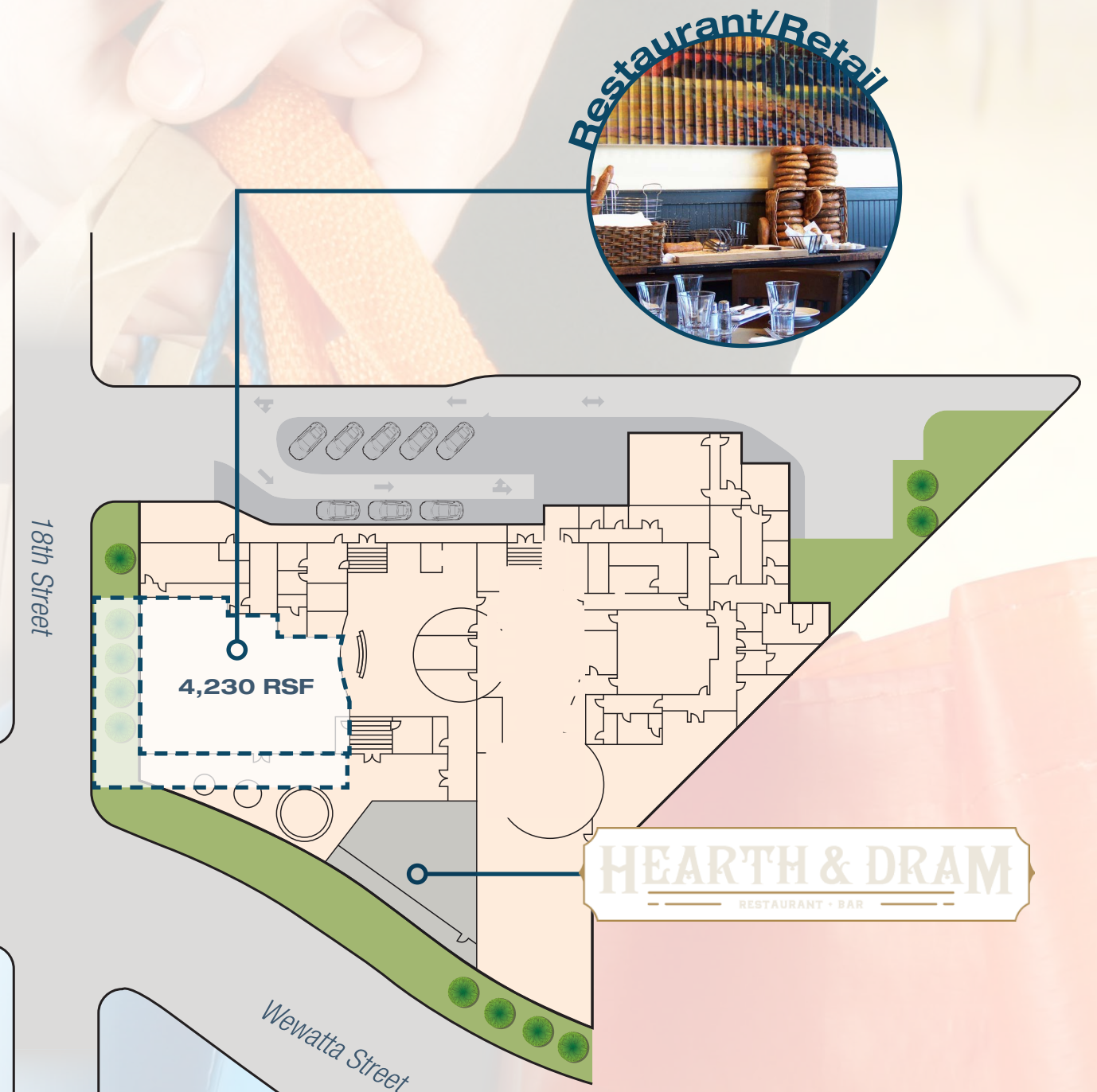
## UNION TOWER WEST



## Features

- Heart of Union Station redevelopment
- Site strategically located between the new Fresh Fare by King Soopers & Whole Foods Market
- One (1) restaurant/retail space available
- Available immediately
- Next to Hearth & Dram
- 216 car parking garage/valet available
- Patio space

**Prime** restaurant/retail space & **one-of-a-kind views** of **Union Station**.





Easy access to the light rail, interstates & all the city's **hot spots** and **cool places**



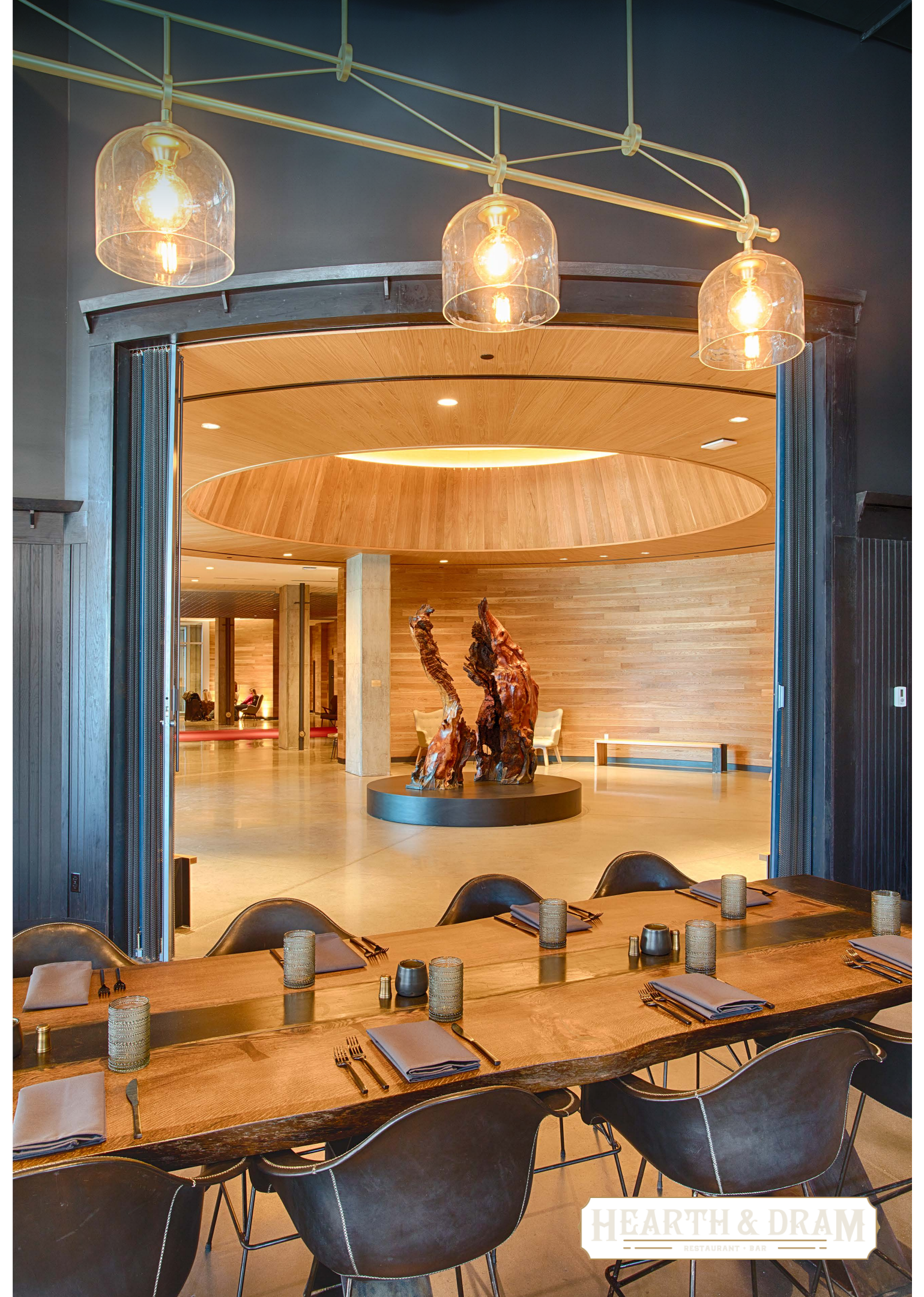
## MIXED-USE

- Street level retail
- 180 room luxury, *Hotel Indigo*®
- 100,000 SF of office space
- Immediate access to public transportation

# The Union Station DEVELOPMENTS



- |   |   |
|---|---|
| <p><b>1 The Lab at 17th &amp; Platte</b><br/>77,476 SF Office   4,558 SF Retail<br/>(completed)</p>   | <p><b>17 South Wing Union Station</b><br/>112,00 SF office   16,809 SF retail<br/>(completed)</p>   |
| <p><b>2 The Confluence</b><br/>34-story, 288 MF units<br/>7,000 SF retail (under construction)</p>  | <p><b>18 Proposed mixed-use</b><br/>14-story- office/hotel/retail/residential</p>   |
| <p><b>3 Balfour Retirement Community</b><br/>205 units (completed)</p>  | <p><b>19 Pivot Denver</b><br/>640 MF units with 56,000 SF Whole Foods<br/>(under construction)</p>  |
| <p><b>4 AMLI Riverfront Gren</b><br/>304 units (proposed)</p>   | <p><b>20 The Coloradan</b><br/>342 condo units, 19-story<br/>(under construction)</p>   |
| <p><b>5 Parkside Apartments</b><br/>161 units (proposed)</p>  | <p><b>21 North Wing</b><br/>109,078 SF office   7,685 SF retail<br/>(completed)</p>   |
| <p><b>6a The Delgany</b><br/>44 condo units (completed)</p>   | <p><b>22 Dairy Block</b><br/>Mixed-use<br/>260,000 SF office<br/>172 room hotel<br/>60,000 SF retail<br/>(under construction)</p>                 |
| <p><b>6b Monarch Mills</b><br/>69 condo units (completed)</p>   | <p><b>23 Alta City House</b><br/>280 MF units (completed)</p>   |
| <p><b>6c Art House</b><br/>13 town homes (completed)</p>  | <p><b>24 Ashley Union Station</b><br/>108 unit mixed-use building<br/>(under construction)</p>  |
| <p><b>7 Waterside Lofts</b><br/>160 condo units (completed)</p>   | <p><b>25 Union Tower West</b><br/>Mixed-use development<br/>100,000 SF office<br/>180 room hotel<br/>8,500 SF retail<br/>(under construction)</p> |
| <p><b>8 The Verve</b><br/>280 MF units   4,000 SF retail<br/>(completed)</p>  | <p><b>26 Future Development</b></p>   |
| <p><b>9 1900 16th Street</b><br/>400,539 SF office   25,000 SF retail<br/>(completed)</p>   | <p><b>27 Hilton Garden Inn</b><br/>12 stories, 200 rooms<br/>(proposed)</p>   |
| <p><b>10 Gates Corp. HQ</b><br/>285,000 SF office (completed)</p>   | <p><b>28 Elan Union Station</b><br/>Mixed-use building<br/>300 MF units<br/>42,000 SF Grocery<br/>12,000 SF retail<br/>(completed)</p>            |
| <p><b>11 Triangle Building</b><br/>212,057 SF office   15,000 SF retail<br/>(under construction)</p>  | <p><b>29 Ascent Union Station</b><br/>14 story, 142 MF units<br/>4,000 SF retail<br/>(proposed)</p>   |
| <p><b>12 16 Chestnut</b><br/>320,000 SF 18 story office<br/>(planned)</p>   | <p><b>30 The Casey</b><br/>6 story, 187 MF units<br/>(completed)</p>  |
| <p><b>13 1601 Wewatta</b><br/>280,000 SF office   17,544 SF<br/>retail (under construction)</p>   | <p><b>31 Market Street Station</b><br/>82,430 SF retail<br/>84,210 SF office<br/>200 multifamily residential units<br/>(planned)</p>              |
| <p><b>14 Cadence</b><br/>220 unit MF   8,037 SF retail<br/>(completed)</p>  |   |
| <p><b>15 Platform at Union Station</b><br/>288 Unit MF<br/>21-story, 6,852 SF retail/restaurant<br/>(completed)</p>   |   |
| <p><b>16 A Block</b><br/>11 story mixed use building<br/>13,310 SF retail<br/>58,735 SF office<br/>200 room boutique hotel (Kimpton)<br/>(under construction)</p> |   |



HEARTH & DRAM  
RESTAURANT • BAR

# The UNION STATION redevelopment

Union Tower West is located next to Denver's historic Union Station, which has been redeveloped into:

- A bustling mixed-use, transit-oriented hub offering an extensive network of options including light rail, bus routes and a full Amtrack schedule (coming in 2016).
- Light rail stops servicing areas throughout the Denver metro, including quick and easy access to DIA.
- The building is active 24/7, 365 days a year.
- The public area is open to the community and travelers alike.
- Union Station features more than 22,000 square feet of ground floor space divided into approximately 10 independent retail and restaurant outlets.
- 12,000 square foot public common area, the "Great Hall".
- 40,000 square feet of outdoor plaza space.

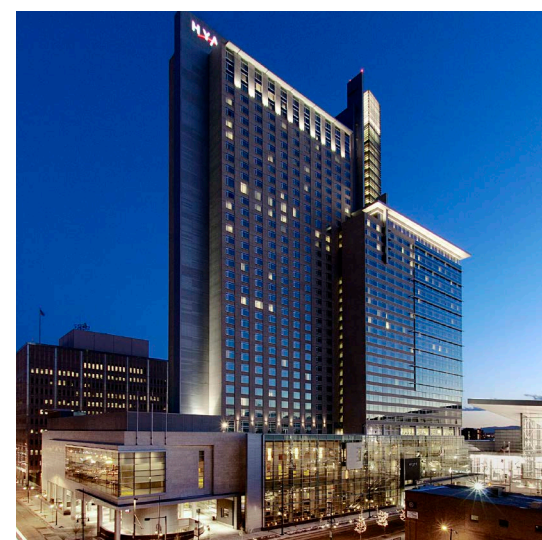
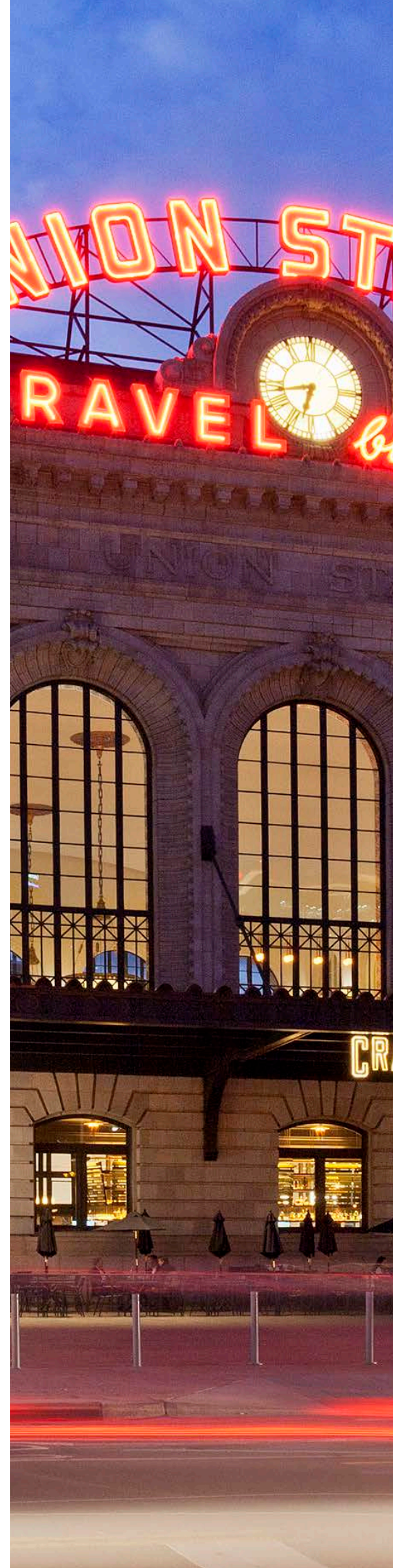
## SHOPPING:

- 5 Green Boxes
- Bloom by Anuschka
- Tattered Cover Book Store
- Whole Foods
- Fresh Fare by King Soopers

## DINING:

- Acme Burger & Brat Co.
- The Cooper Lounge
- Fresh Exchange
- The Kitchen Next Door
- Mercantile
- Milkbox Ice Creamery
- Pigtrain Coffee Co.
- Snooze A.M. Eatery
- Stoic & Genuine
- The Terminal Bar
- Ink Café

Source: <http://www.denverunionstation.org/>



The ARCHITECT &  
as CONTRACTOR  
DEVELOPER

## PORTMAN HOLDINGS

Portman Holdings is a vertically integrated real estate development, investment and management company with over sixty years of experience, an extensive global network, and a proven track record with leading financial institutions. Since inception, the company has achieved success by delivering well conceived, viable real estate developments. Portman Holdings has developed approximately 50 million square feet of premium real estate across three continents, costing \$6 billion at the time they were constructed.

Portman Holdings is part of the Portman group of companies, which also includes John Portman & Associates, a world-renowned architectural firm. By doing so, teams are able to leverage both the architectural vision and strategic development knowledge necessary to create world-class investments.



Since 1937, Hensel Phelps has grown to become one of the nation's largest general contractors, construction managers, and design builders delivering over \$3.0 billion annually in construction projects.

Augmenting traditional construction services, Hensel Phelps Development assists clients through the entire development process from concept to completion. Hensel Phelps Development has successfully completed the development of more than \$1.3 Billion and is currently developing projects around the country with a value of more than \$400 Million.