



DENVER · EST. 1891 · COLORADO



KITTRIDGE BUILDING

Historic Character · Modern Experience

FOR LEASE

511 16TH STREET MALL, DENVER, CO 80202



Full of Character

FULLY MODERN

Welcome to one of Denver's most impressive landmarks. Built in 1891, the Kittredge Building's striking historic architecture makes it a prestigious, recognizable address. Tall ceilings, arched windows, and eye-catching historic elements evoke nostalgia and intrigue. But within these storied walls is a fully modernized workplace with the new amenities and upgraded infrastructure that tenants need to attract talent and thrive.

RECOGNIZED ON THE NATIONAL REGISTER
OF HISTORIC PLACES

PRIOR WINNER OF THE HISTORIC BUILDING
OF THE YEAR AWARD FOR DENVER BOMA



DENVER EST. 1891 COLORADO
KITTREDGE
BUILDING



KITTREDGE BUILDING

TOTAL OFFICE SF
±73,991 SF

STORIES
7

FLOOR PLATES
±12,500 SF

BUILDING SECURITY
Building concierge
service on-site 24 / 7

PROPERTY OWNERSHIP
Locally owned
& managed



Rooftop Patio

BEER TAPS & MOUNTAIN VIEWS



Fitness Center

HEALTH CLUB QUALITY



Bike Storage

SECURELY STORE YOUR RIDE



3:1,000 Parking Ratio

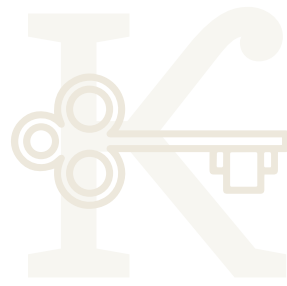
ABOVE MARKET AVERAGE



INDIVIDUAL HVAC CONTROLS
FOR EACH OFFICE

ENERGY-EFFICIENT
LIGHTING RETROFIT

HIGH-EFFICIENCY
CHILLER SYSTEM



A Prime Location, Now & in the Future

Located on the 16th Street Mall, the Kittredge Building puts tenants in the middle of the action. The area features significant foot traffic, visibility, shopping, hotels, and dining – and with the revitalization of the 16th Street Mall, the convenience and energy will be amplified. Whether they’re arriving by car, public transit, or bicycle, commuters enjoy easy access and ample parking options. The upcoming Glenarm Plaza adds a vibrant outdoor space for work and play.

WITHIN ¼ OF A MILE:

85+ 
RESTAURANTS

20+  HOTELS | 25+ ENTERTAINMENT DESTINATIONS

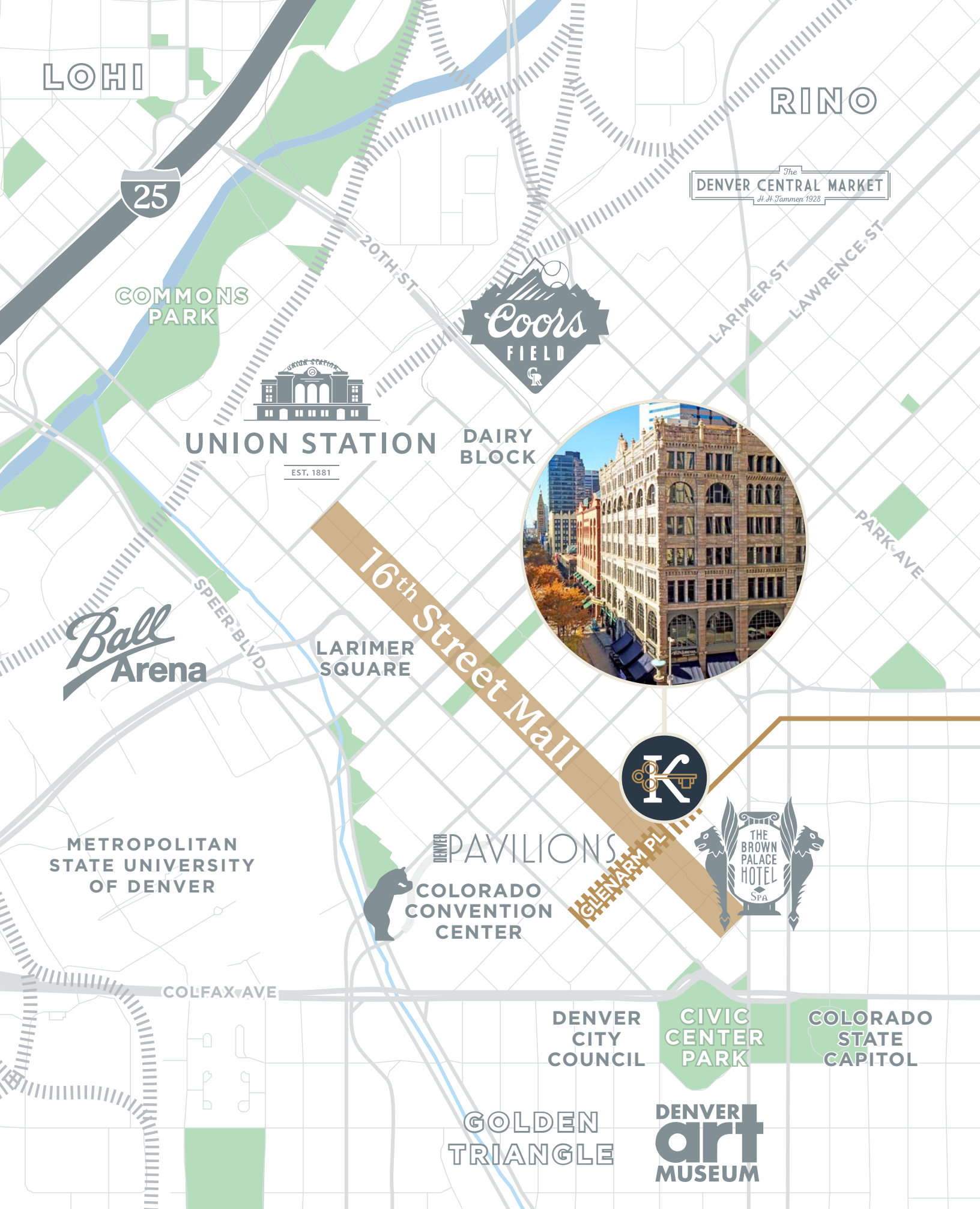
85+ RETAILERS

DENVER PAVILIONS



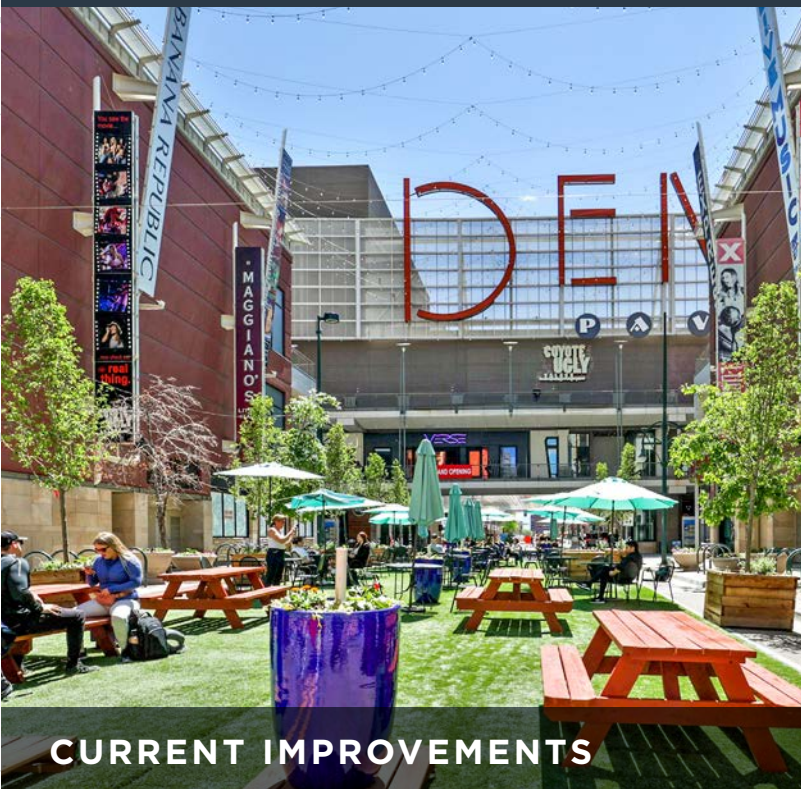
GREAT CITIES NEVER STAND STILL.
WE THINK TO THE FUTURE.
THE 16TH STREET MALL PROJECT IS
OUR PAST, PRESENT AND FUTURE.
IT IS THE BACKBONE OF OUR CITY,
OUR VERSION OF A MAIN STREET
AND THE CATALYST FOR A
GREAT FUTURE AHEAD.

denvergov.org



AT THE HEART OF THE
16th Street Mall

→ **GLENARM PLAZA PROPOSED IMPROVEMENTS**



CURRENT IMPROVEMENTS



PROPOSED IMPROVEMENTS
 *Subject to change

PARTY LIKE IT'S

1891

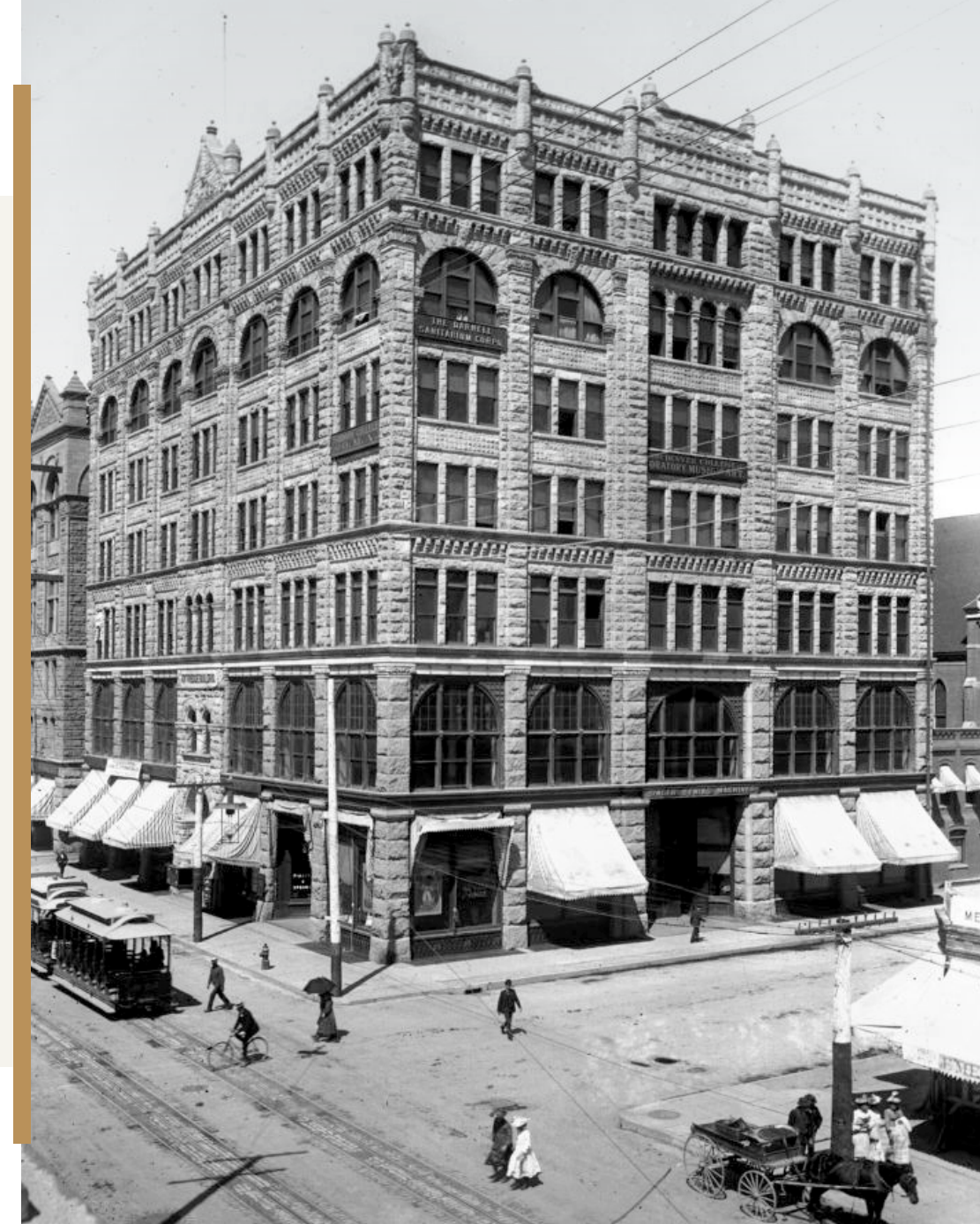
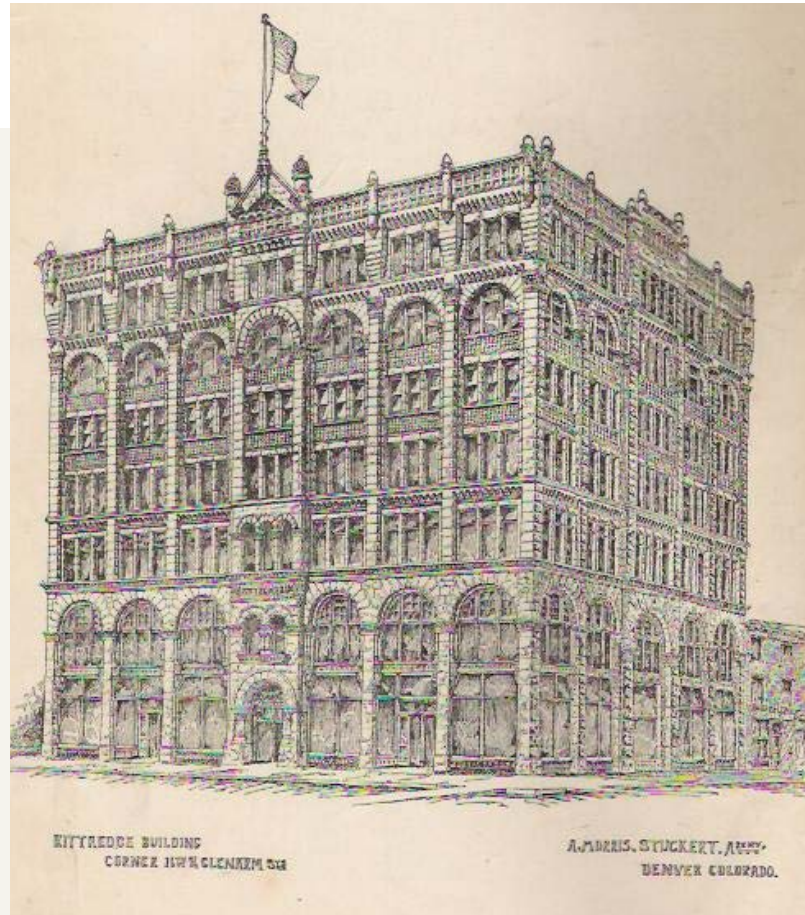
When the building opened in 1891, it featured a rooftop beer garden – and today it still features a spectacular rooftop patio with great views, games, and restrooms, exclusively for tenants. Other in-demand amenities include a new fitness center with showers & lockers and a bike storage facility.

And, thanks to our tenant-focused service, you'll feel like you have your own concierge. The Kittredge Building is locally owned and managed and features personal touches such as 24-hour door staff for added convenience and security.



Human history — in essence — is the history of ideas.

-H.G. Wells

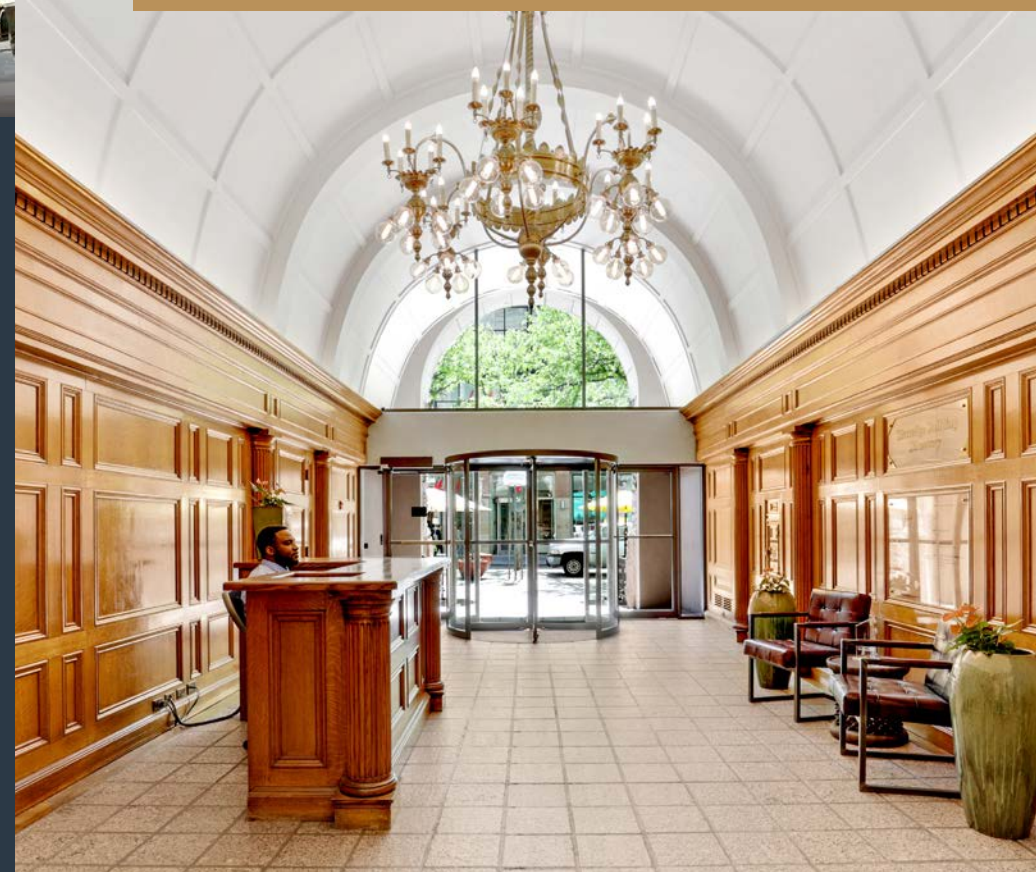
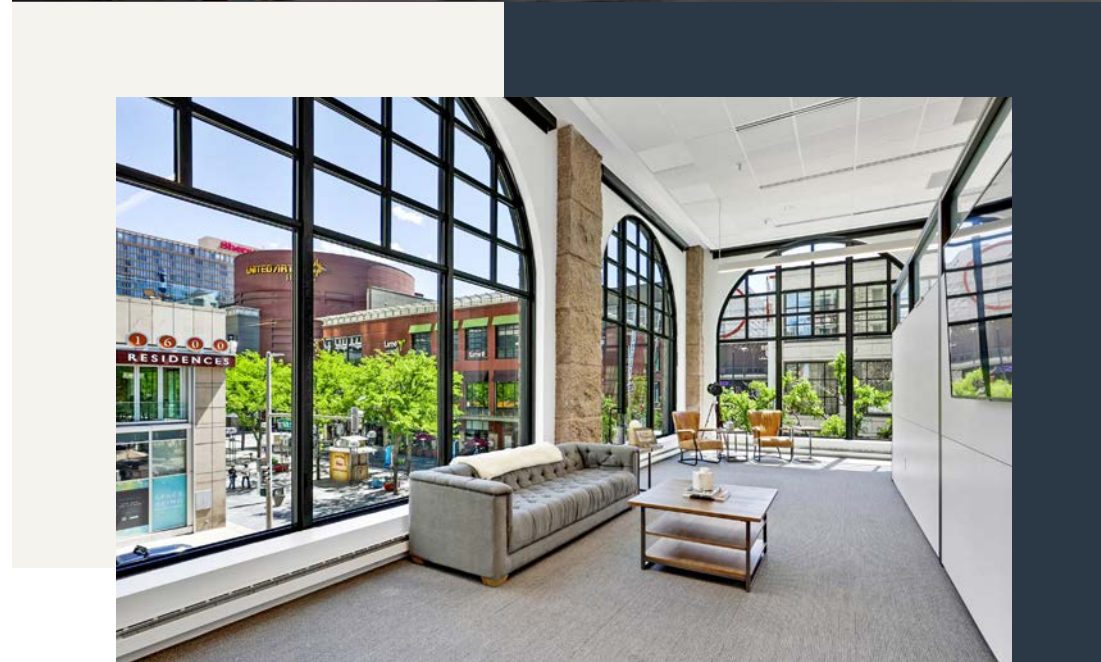


Built during a tremendous building boom in Denver, the Kittredge Building was one of the first west of the Mississippi River to have an elevator and clay tile fireproofing. The ornate exterior designs and gargoyles were carved from granite and rhyolite quarried from Colorado, and the original brass mail-drop box was salvaged and built into the new woodwork when the building was renovated. These beautiful details and more can be seen today throughout many of the suites.



This is a place for creative people and ideas to flourish.

Perfect for collaborative work, the Kittredge Building is historic yet has a modern feel comparable to new buildings today.





KITTREDGE BUILDING

At the Kittredge Building, character inspires creativity.
See what this captivating space and prime location
can do for your business.

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