



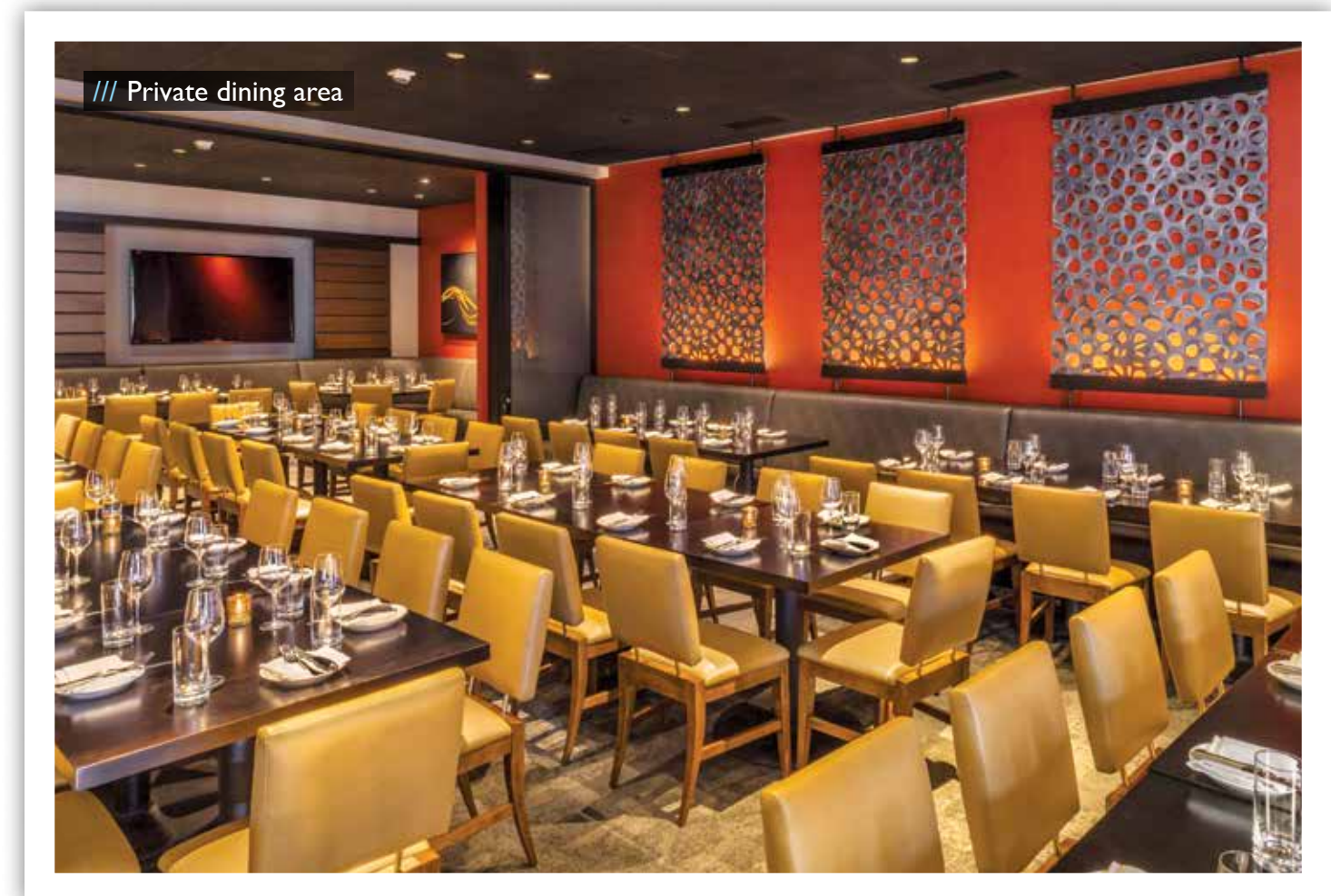
1801  
CALIFORNIA  
A 1.3 MILLION  
SQUARE-FOOT  
TROPHY  
OFFICE BUILDING  
IN THE HEART  
OF DOWNTOWN  
DENVER





# signature AMENITIES

/// Guard and Grace: a modern steakhouse from  
Chef Troy Guard & TAG Restaurant Group





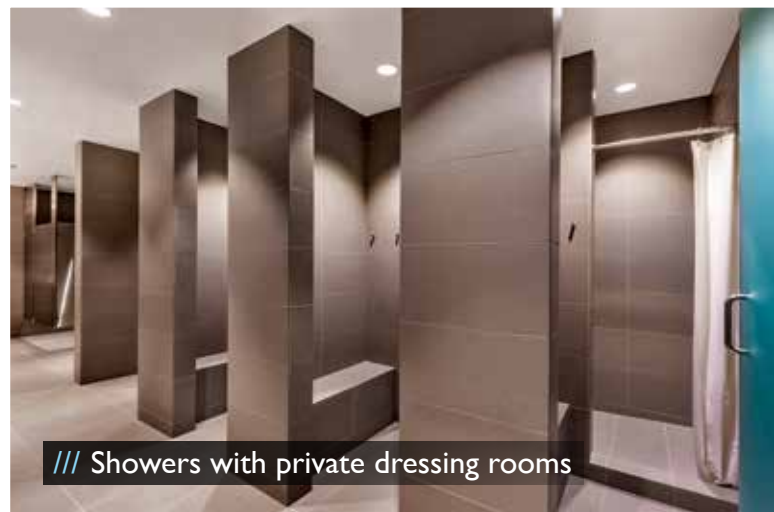
## FITNESS CENTER

- /// Largest tenant-only fitness center in the CBD
- /// Towel service
- /// Studio space
- /// High-end locker rooms



## CONFERENCE CENTER

- /// Largest tenant-only conference facility in the CBD with seating for up to 120
- /// Catering kitchen and breakout room



/// Showers with private dressing rooms



/// Cardio & strength machines



/// Conference call capabilities



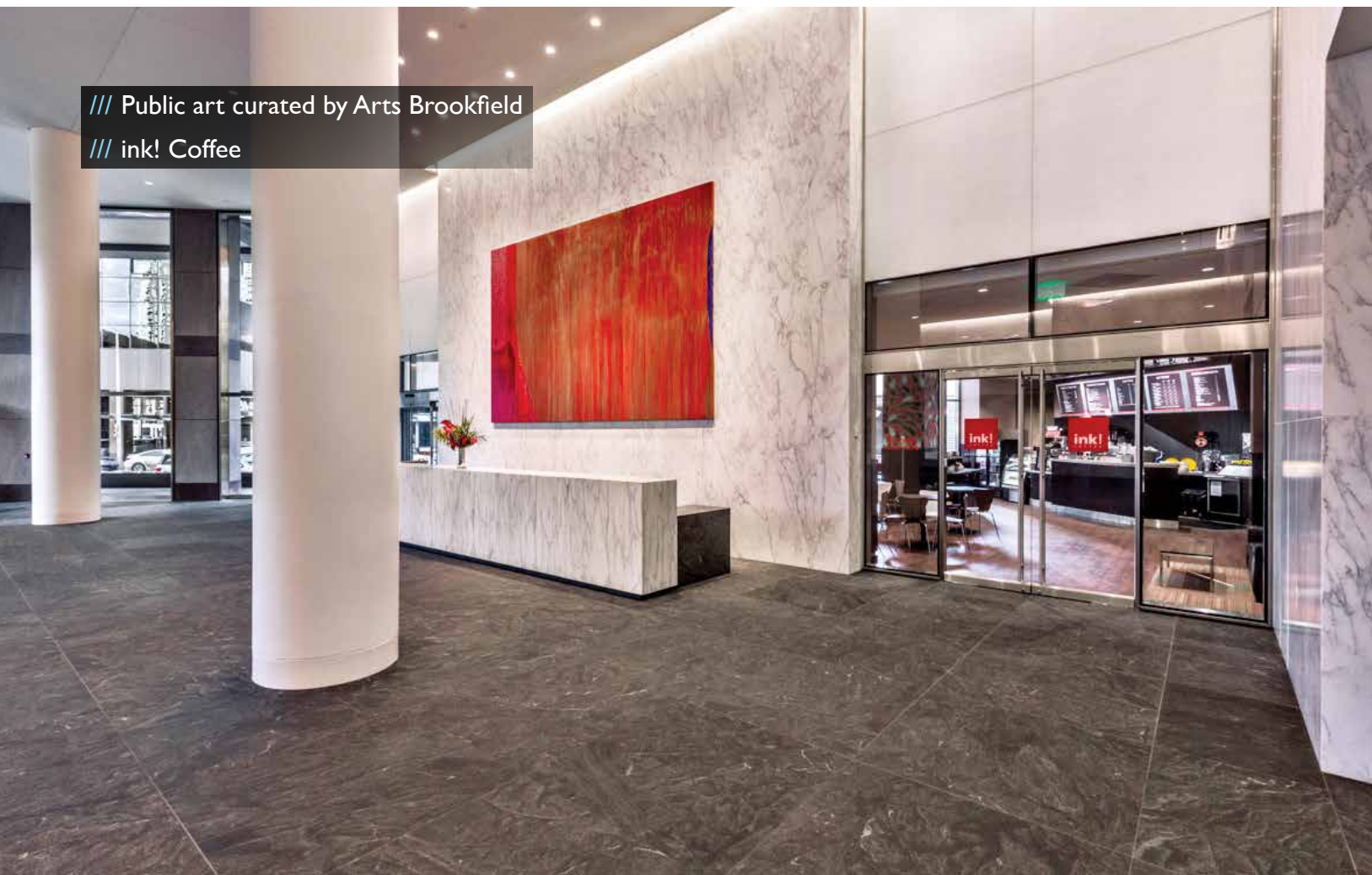
/// In-ceiling projectors



/// State-of-the-art elevator modernization



/// Public art curated by Arts Brookfield  
/// ink! Coffee



# modern DESIGN

/// Newly-renovated monumental plaza & lobby  
/// LEED EB O&M Gold certified





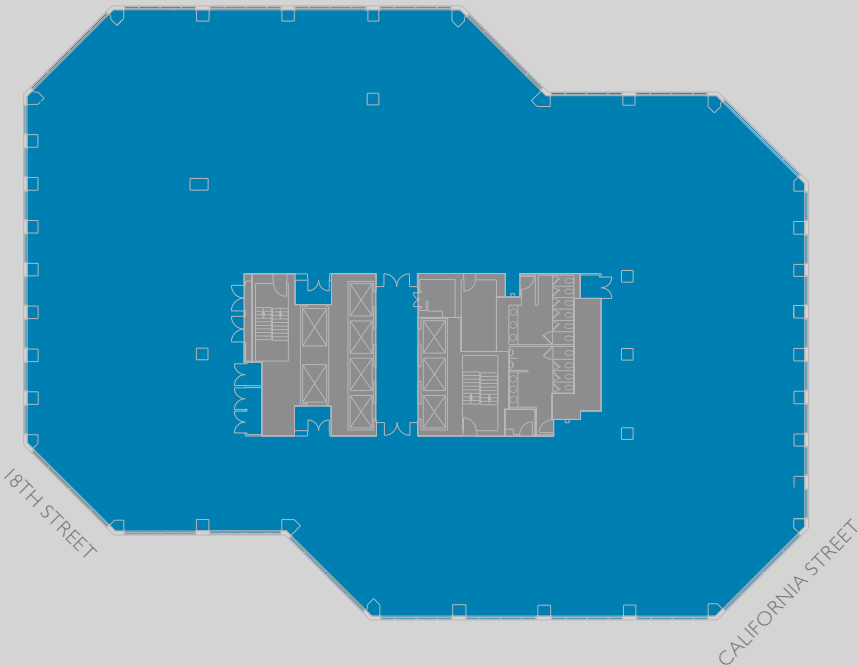
# diverse SPACE

/// 1801 California offers a unique choice of efficient floor plates, creating opportunities for a wide range of users

HIGH RISE  
22,200 SF



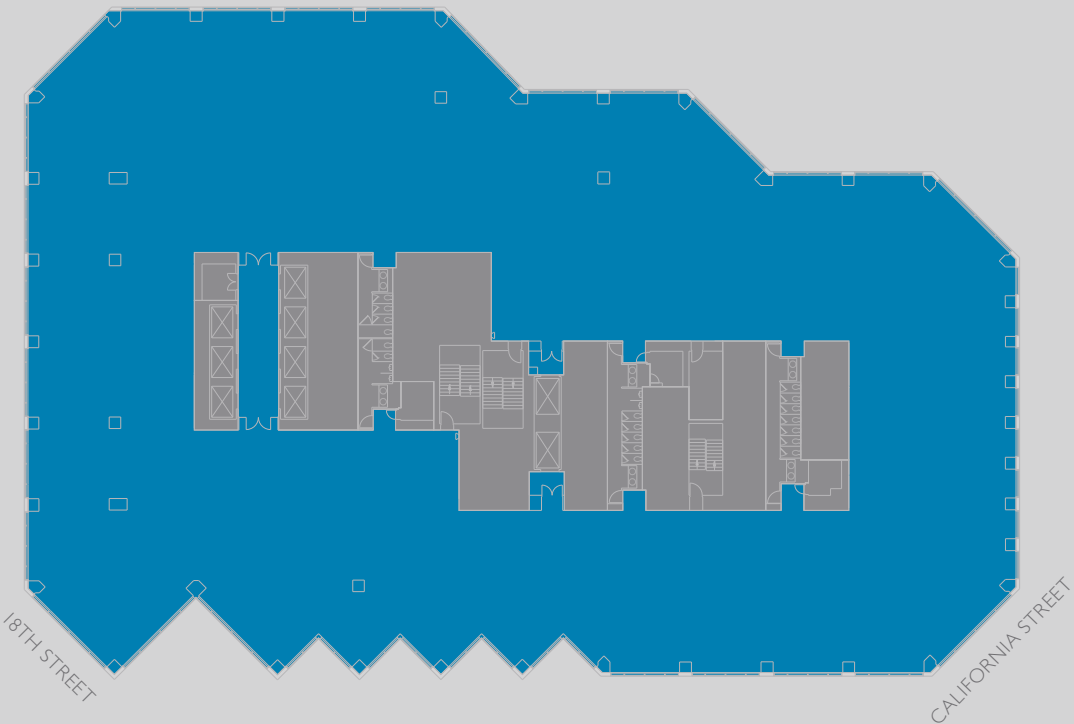
Floors 41-52



LOW - MID RISE  
26,800 SF



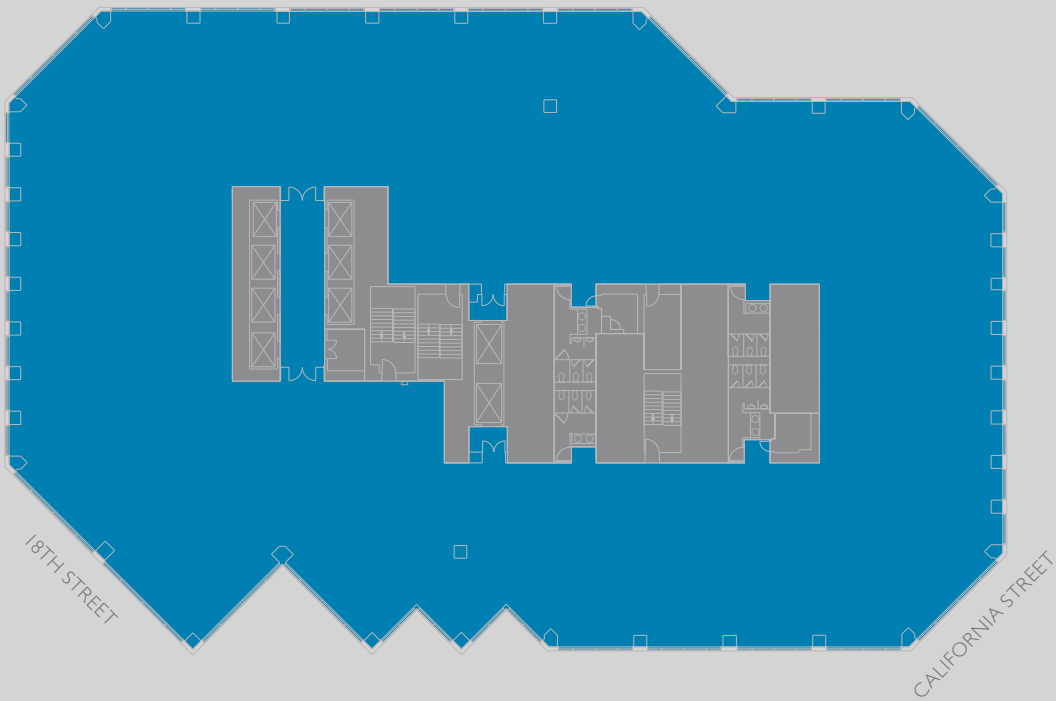
Floors 15-28



MID - HIGH RISE  
22,000 SF



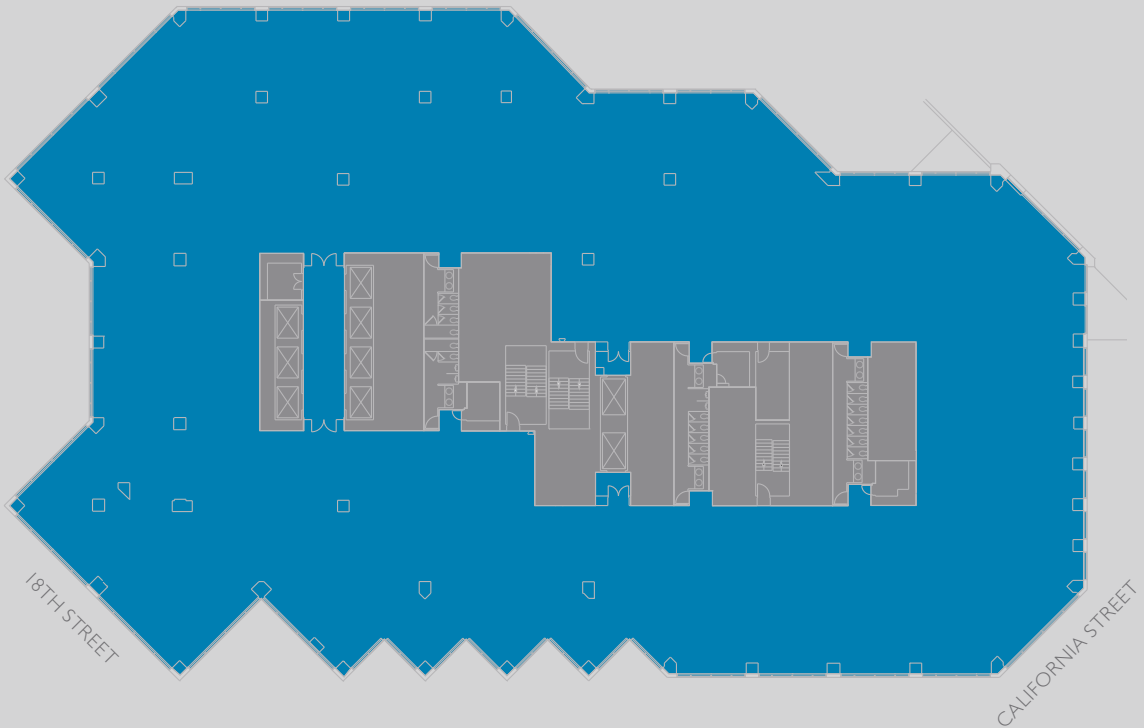
Floors 29-39



LOW RISE  
31,300-37,000 SF

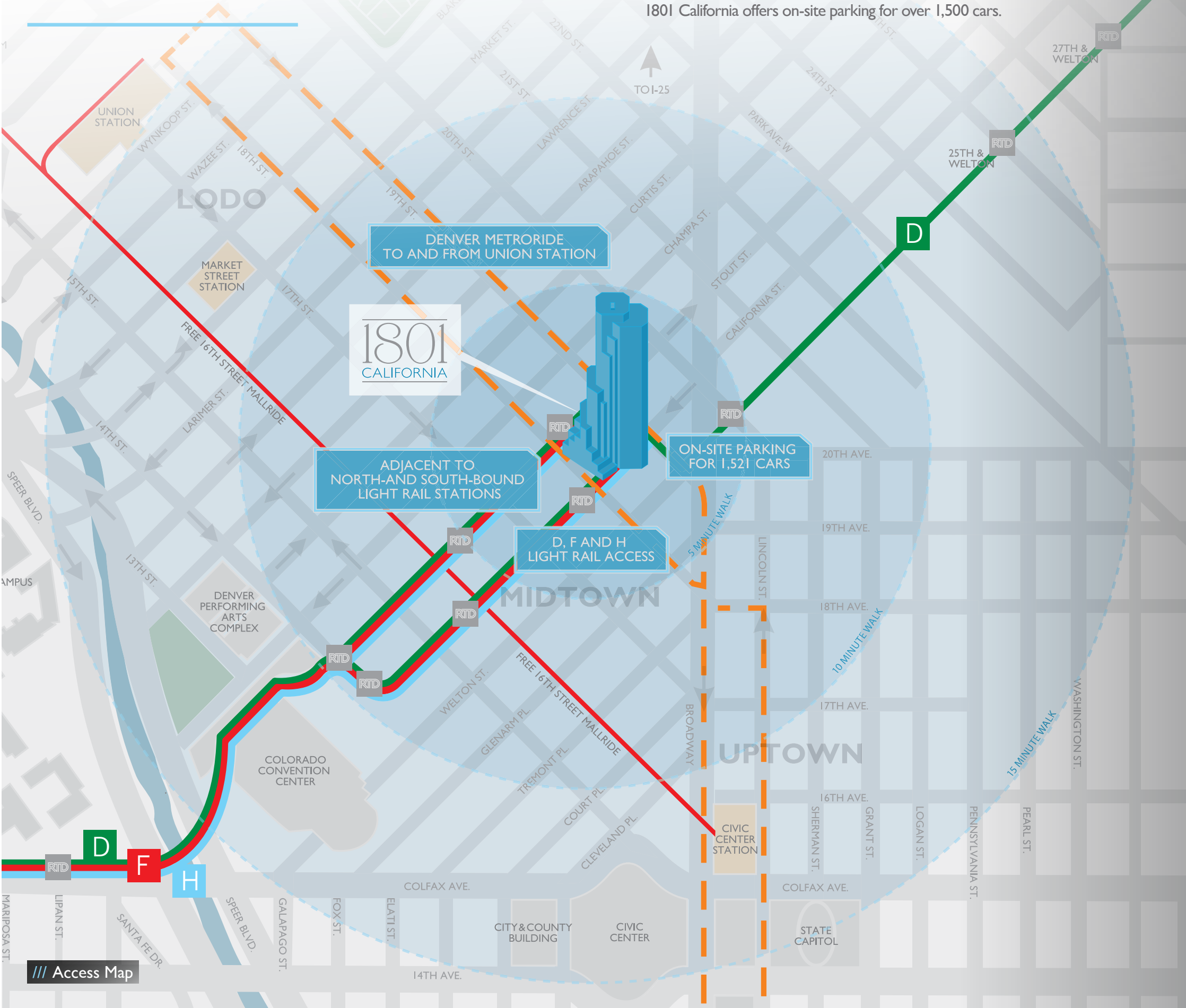


Floors 2-13

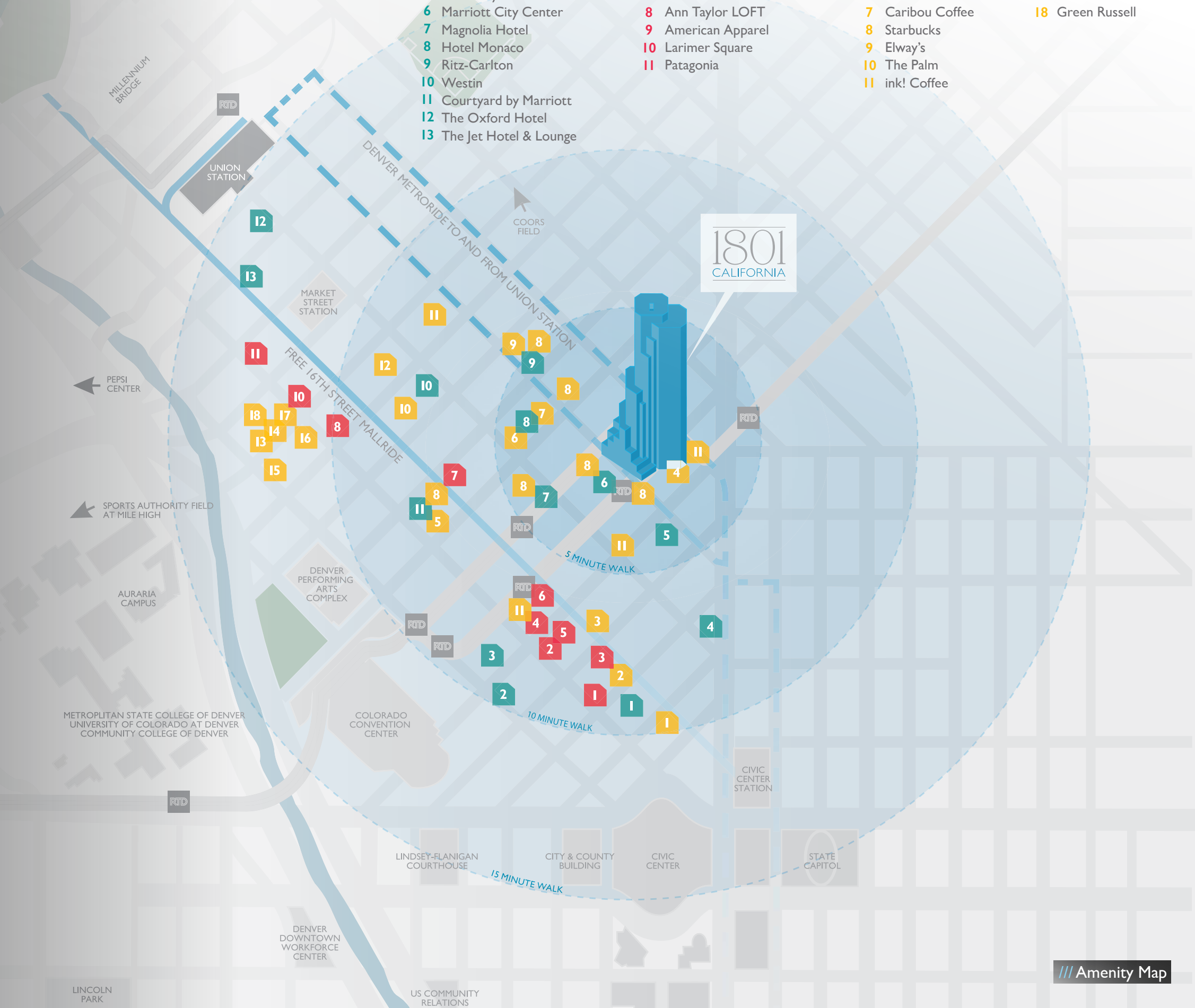


# optimal LOCATION

/// Conveniently surrounded by upscale restaurants, hotels, retail and nightlife. Immediately adjacent to both Northbound and Southbound Light Rail and Denver MetroRide to and from Union Station. Additionally, 1801 California offers on-site parking for over 1,500 cars.



/// Access Map

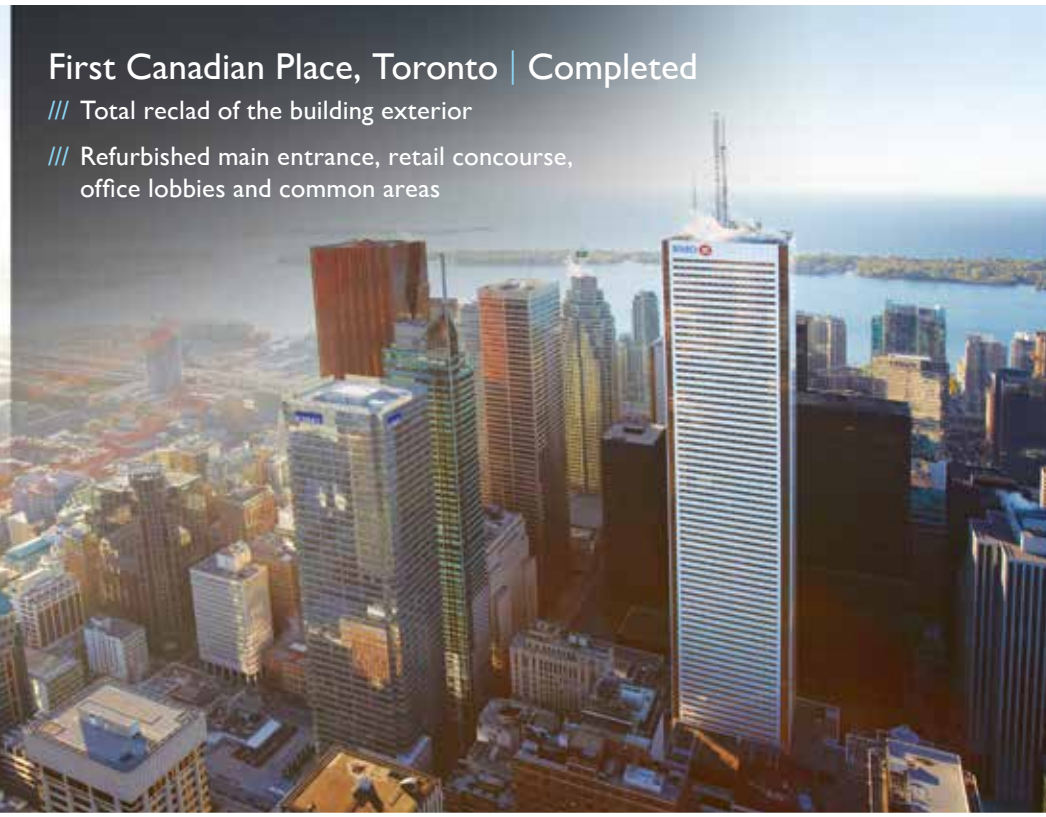


/// Amenity Map



## First Canadian Place, Toronto | Completed

- /// Total reclad of the building exterior
- /// Refurbished main entrance, retail concourse, office lobbies and common areas



## Brookfield Place, New York | Spring 2015

- /// Transformation of retail and public space into a world-class shopping and dining experience
- /// Creating a seamless connection from the Winter Garden to downtown's new transportation hubs



# brookfield EXPERIENCE

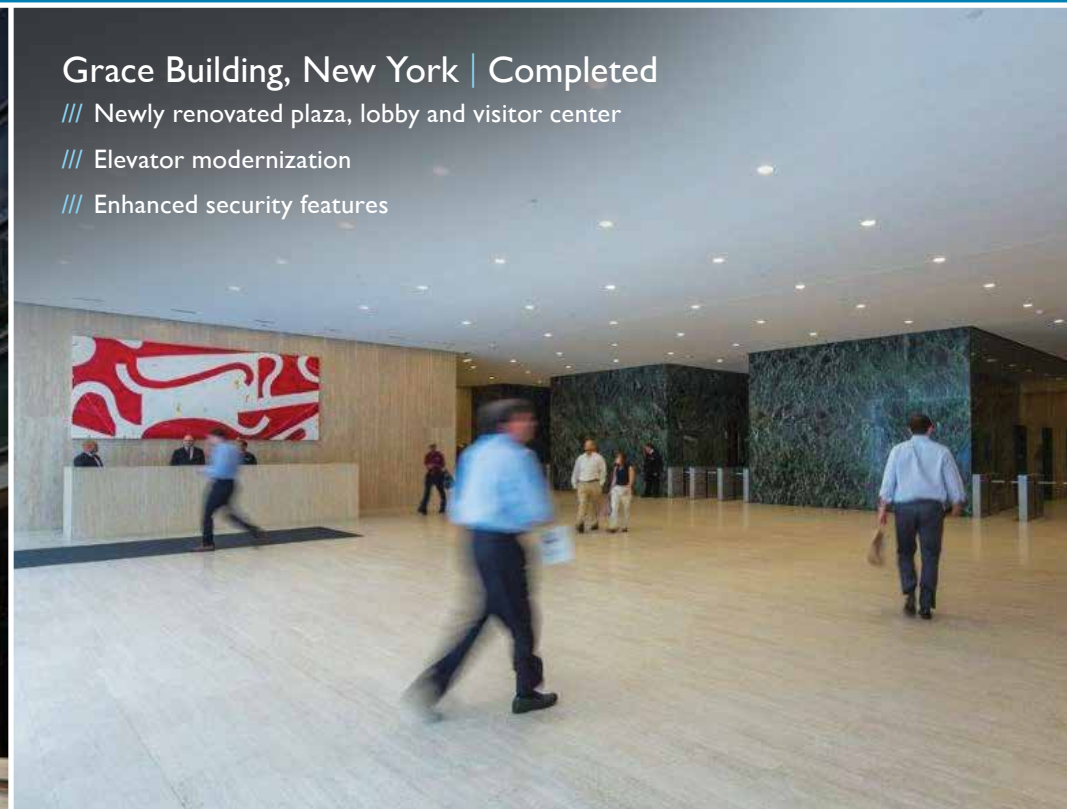
## London Wall Place, London | Winter 2016

- /// 500,000 square feet of new Grade A office space in two distinct and complementary buildings with an acre of newly landscaped public space and 35,000 square feet of roof gardens
- /// Pre-let of 300,000 sq ft to Schroders



## Grace Building, New York | Completed

- /// Newly renovated plaza, lobby and visitor center
- /// Elevator modernization
- /// Enhanced security features







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