



1800 LARIMER STREET DENVER, CO

22-Story High Rise Office Building

500,000-S.F. Glass and Steel Tower

Pre-certified Platinum LEED CS Rating

A 22-story, 500,000 s.f. glass and steel tower, 1800 Larimer is the first major high-rise office building to begin construction in Denver's central business district in more than two decades. It is also one of the largest office projects currently underway in the United States and should further solidify the central business district as metropolitan Denver's core commercial real estate market.

In addition to attracting Xcel Energy as its primary tenant - leasing nearly 70% of the development - 1800 Larimer's pre-certified Platinum LEED CS rating reinforces Westfield Development's commitment to meet goals for both the City of Denver's and State of Colorado's Climate Action plans for reducing greenhouse gases and providing more sustainable work places. Besides Xcel Energy, other tenants committing to space in the building are Westfield Development Company, Westfield Capital Partners, Frederick Ross Company, Apartment Realty Advisors and Citywide Banks. In total, the project is nearly 75% pre-leased.

Other unparalleled building features include a state-of-the-art underfloor air distribution system for greater employee health and comfort, a 17,000 s.f. landscaped roof terrace that will be a green oasis within the urban environment, a tenant amenity fitness center with showers/lockers, a state-of-the-art conference facility and multi-purpose center, and floor-to-ceiling low-e, insulating glass that provides substantial light for day-lighting strategies; 9'6" ceiling heights, state of the art finishes and maintenance practices, and engineering systems that create and monitor a high quality indoor environment. The building expects to achieve a 21% cost savings and a 28% energy consumption savings over the ASHRAE 90.1 2004 standard. The building will also contract with Xcel Energy for Windsorce® power to provide at least 35% of the core and shell's energy requirement.

1800 Larimer Street is slated for completion in the summer of 2010.

