

Brookfield

1801 California Street

General Description	1801 California, a 1.4M square foot trophy office tower, offers flexible floor plates to accommodate a diverse mix of users. Conveniently situated directly on Denver's light rail makes commuting a breeze, and tenants can also enjoy the vast amount of building amenities.
Design Architect	Metz, Train & Youngren
Completion Date	1983/2015
Building Height	54 floors
Rentable Office	1,292,000 SF
Typical Floor Area	22,000 – 33,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'6" Standard floor to ceiling height is 8'6"
Interior Column Spacing	20' on center
HEATING, VENTILATION AND AIR CONDITIONING	Siemens Apogee automation system. The automation system controls the operation of the buildings three main air handler systems, two chilled water plants and also performs electrical demand totalization. The building has 3,300 tons of total chilled water capacity.
WINDOWS	Abundant natural light from 6' window bays that surround the perimeter of each floor.
FIRE & LIFE SAFETY	Fully sprinkled building with state-of-art fire alarm system for a high-rise building with a fire control center
TELECOMMUNICATIONS	Base building telephone closet is located in the core with rise sleeves and plywood backboards to provide a path for the tenant to the main base building telephone room.
ELECTRICITY	Building standard electrical capacity on tenant floor is 5–7 watts per square foot, provided by Xcel Energy.
PASSENGER ELEVATORS	28 Passenger elevators organized into 4 banks serving:
Number of Elevators	Lobby to floors 2–13 Lobby to floors 15–26 Lobby to floors 27–39 Lobby to floors 41–52
Elevator Capacity	3,500 lb capacity

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PARKING ELEVATORS

Number of Elevators

4

Elevator Capacity

3,500 lb capacity

SERVICE ELEVATORS

Number of Elevators

2

Elevator Capacity

5,000 lb capacity

BUILDING AMENITIES

- Immediately adjacent to D, F & G Light Rail and Denver MetroRide
- State-of-the-art tenant conference room
- High-end tenant fitness center
- Guard & Grace modern steakhouse by Troy Guard and ink! Coffee on-site
- Abundant parking