

Brookfield

REPUBLIC PLAZA

General Description	Republic Plaza is Denver's tallest office building and a prominent local landmark. The building is 714 feet tall and includes 56 stories. Designed by Skidmore, Owings & Merrill and built of reinforced concrete clad in Sardinian granite, Republic Plaza includes 1.2 million square feet of office space, including three retail levels devoted to shops, restaurants, and service businesses. This elegant building is renowned for its spacious three-story marble lobby that features arts and events programming by Arts Brookfield.
Design Architect	Skidmore, Owings & Merrill
General Contractor	PCL Construction Ltd
Mechanical Engineer	Flack & Kurtz
Structural Engineer	Skidmore, Owings & Merrill
Completion Date	1984
Building Height	56 stories
Design Load	20 pounds per square foot partition load 50 pounds per square foot live load
Rentable Area	Approximately 1,850,000 SF
Typical Floor Area	Approximately 24,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'6" Standard floor to ceiling height is 8'6"
Mullion Spacing	10 feet
Interior Column Spacing	None
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Johnson Controls Metasys automation equipment. In addition to equipment operations and controls, the system performs demand totalization, load shedding and duty cycling functions.
Design Criteria	The building's HVAC systems are designed to meet or exceed Denver Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
Heat	Heat is supplied by means of electric reheat units in perimeter air-conditioning ducts, while the Retail Building is served by electric baseboard radiation. A district-steam/hot water system was retrofitted in 1987 to replace electric heat in the system supplying the Office Tower main lobbies and portions of the Retail Building.

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Air Conditioning	<p>Cooling is provided by a trio of 900-ton Trane CVHE centrifugal chillers supplying chilled water to eight main air-handling units. Air distribution is a minimum of 24 variable-air-volume boxes per floor.</p> <p>Supplemental HVAC is available 24 hours a day.</p>
Standard Hours of HVAC Operation	<p>7:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 2:00 PM, Saturday, by request.</p>
ELECTRICITY General	<p>Building-standard power consists of 6 watts per usable square foot, connected load, provided by Xcel Energy.</p> <p>Additional power is available based upon demonstrated need.</p>
Electric Closet	<p>One per floor.</p>
Telephone Closet	<p>One per floor.</p>
PASSENGER ELEVATORS Number of Elevators	<p>21 double-deck elevators and 2 single-deck shuttles organized into 4 banks serving: Floors Lobby and Concourse through Floor 17 Lobby and Concourse to Floors 17 – 35 Lobby and Concourse to Floors 35 – 53 Floors 53 – 56 (Shuttles from 53rd floor sky lobby)</p>
Elevator Capacity	<p>3,500 lbs.</p>
Elevator Speed	<p>600 - 1,000 FPM (ft. per minute), depending on bank.</p>
SERVICE ELEVATORS Number of Elevators	<p>3</p>
Elevator Capacity	<p>2,500 lbs. - 5,000 lbs., depending on bank.</p>
Elevator Size	<p>Main service car – 4'11" wide, 9'6" deep, and 9'6" high 2nd service car – 4'11" wide, 6'10" deep, and 9'6" high Shuttle service car – Floors 54 – 56: 6'7" wide, 4'4" deep, and 9' high</p>

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BUILDING AMENITIES

- Located on both the 16th Street pedestrian mall and 17th Street, the Wall Street of the West
- Direct access to major brand retailers and business services including Starbucks Coffee, sundries shop, hair salon, banking and ATMs, dry cleaners, dental office and more
- Numerous national and Denver-based restaurants including a Delectable Egg, Krispy Kreme, Noodles, Potbelly and Duck Soup
- #####• Over 20,000 square feet of granite-paved and landscaped plazas surround the building, providing year-round seating for tenants and visitors
- #####• The Commons provides tenants three conference rooms, fitness center and lounge/gaming space
- Voice, data, high-speed Internet connectivity available through multiple providers
- Underground parking garage features visitor parking, car wash, books on tape and CD library, jump starts, windshield washing stations and Midas Car-Care