

2608atSPIRE.com

**DEAK
SELLS
DENVER**
YOUR REAL ESTATE CONSULTANT

Jim Deak / Your Castle Premier Real Estate

Stylish 26th Floor Condo in the Heart of Downtown Denver!

Defining Your Colorado Lifestyle



This impressive residence features one of SPIRE's most sought-after floorplans. The "Wynkoop," with its corner location and spacious veranda, offers impeccable views of the Front Range and the Cityscape below. Presenting the perfect blend of space, light, and rich textures throughout, the two-bedroom/two-bath residence creates a casual yet distinctive ambiance.

The home offers new designer wide floors to compliment the rich, Euro-style cabinetry and elegant hard surface counters. Every element reflects your Colorado lifestyle.

Along with its open floor plans, SPIRE is also well known for its exceptional amenities. This is Colorado living at its finest, from the Zone multi-media lounge adjacent to the world-class exercise room to the fantastic year-round 9th-floor pool, hot tub, fire pit, and BBQ grills. Upstairs on the 10th floor, you will love access to the state-of-the-art Box Office theatre while entertaining up to 75 guests on the reserved events floor with stunning views of the Rocky Mountains. The building offers 24-hour concierge services, a secured parking garage, and one of Downtown Denver's best venues for nearby live theater, entertainment, dining, and all the major sporting events.

Urban Living at its Finest

- 1,259 sq ft with an additional 112 square foot covered patio
- This rare floor plan includes two well-appointed bedrooms and two baths
- Extraordinary views from the 26th floor of the Rocky Mountains and Denver's vibrant city center
- Wall-to-wall and floor-to-ceiling windows flood the home with natural light
- New luxury vinyl flooring
- Distinctive gourmet kitchen with hard-surface counters, a suite of stainless appliances and Euro-style cabinetry
- Spacious primary suite with abundant wardrobe closets
- Washer and dryer in the suite
- 1 gigabyte high speed internet dedicated to each unit
- One secured, deeded parking spot



Gallery





For a complete photo tour of this stunning home and location, please visit 2608PhotoTour.com

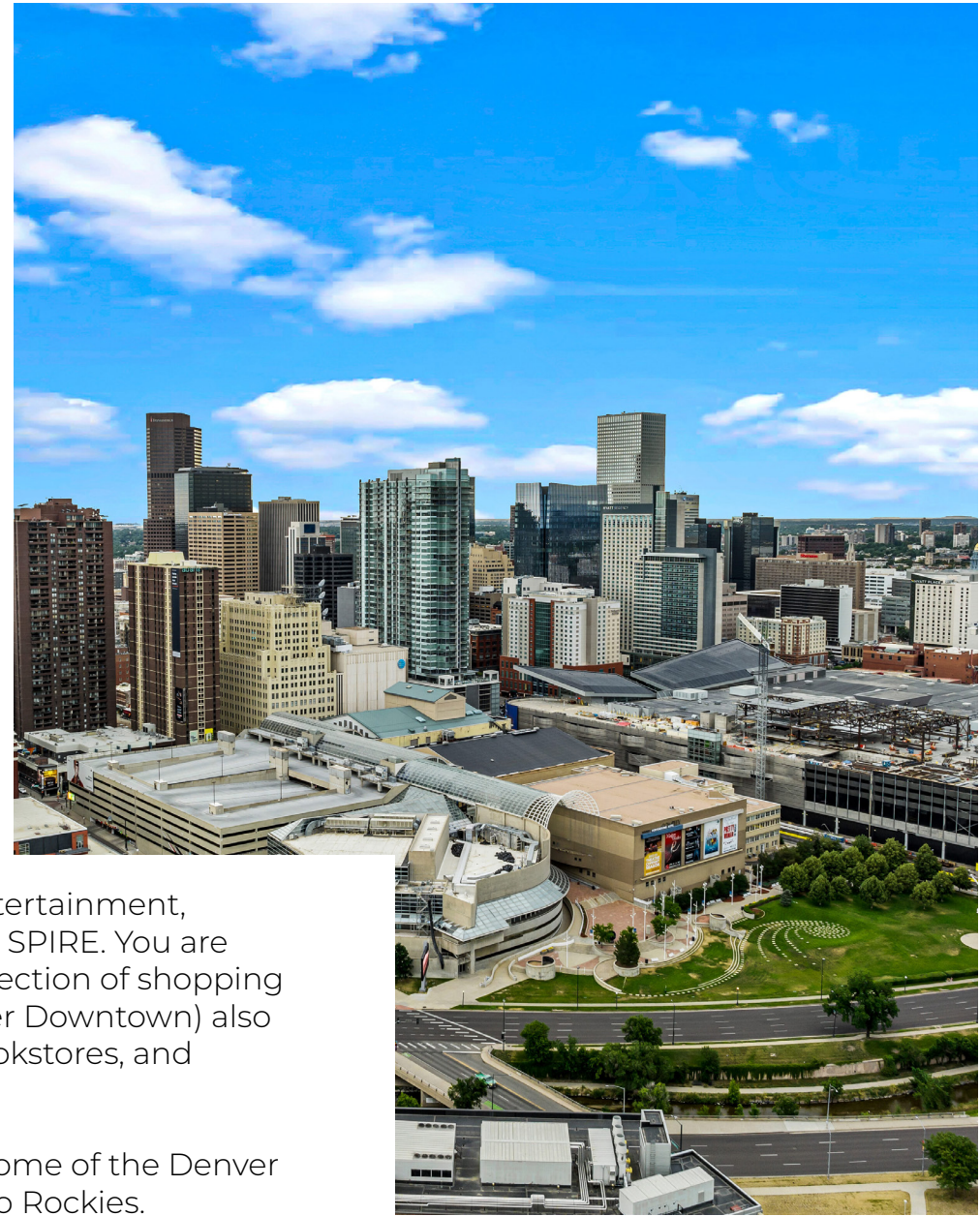
Life at SPIRE

World-class Amenities at SPIRE

- Two pools and hot tub heated year-round
 - Yoga area and Zen garden
- Extensive professional grade fitness center
 - The Zone multimedia lounge
- The Box Office multimedia theater with seating for 20+ and complete with state-of-the-art surround sound
 - Outdoor grilling area with seating
 - 10th-floor private event lounge
 - Third-floor dog park with wash
 - 24-hour concierge desk
- Fully furnished guest suites for visiting family and friends
- Door-to-door delivery service from SPIRE restaurants
 - Modern security and access control systems
- Shared electric vehicle (EV) charging station on site; Anticipate future expansion of this project
 - Multiple bike storage areas
- Ultra-fast 1-Gig high speed internet dedicated to each residence
 - Ground-floor retail and dining
- Located in the renowned Theater District and across from the RTD Light Rail Station
 - Housekeeping services with managed access *
 - Dry cleaning and grocery delivery program *

*Services require additional payments

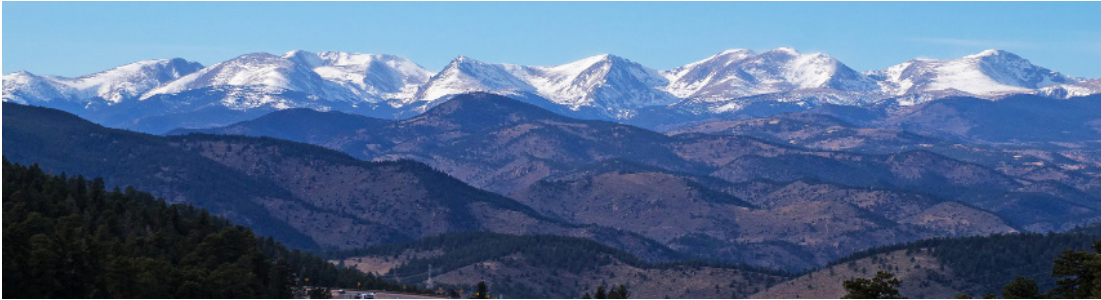
Welcome to the Neighborhood



Downtown Denver offers a wide array of unique restaurants, entertainment, and professional sporting events - all within walking distance to SPIRE. You are footsteps away from the 16th Street Pedestrian Mall with its collection of shopping and restaurants. Union Station, Larimer Square and LoDo (Lower Downtown) also feature a distinctive urban feel with brewpubs, coffee shops, bookstores, and numerous outdoor dining settings.

Sports are an integral part of Denver, and you can walk to the home of the Denver Broncos, Colorado Avalanche, Denver Nuggets and the Colorado Rockies.

Your Colorado Lifestyle



Discover urban living at its finest. Located in the Theater District, you are steps away from Denver's premier venues and restaurants. Downtown Denver is defined by its historic settings, including the 16th Street Mall, Larimer Square, Confluence Park, and the Lower Highlands - all providing a unique collection of local restaurants, galleries, museums, and brewpubs.

The Denver Center for the Performing Arts is just outside your door and hosts world-class entertainment from Broadway plays to concerts year-round. Union Station, walking distance from SPIRE, connects you by train to Denver International Airport or accesses the entire network of light rail destinations throughout the Denver area.

From skiing to hiking, Colorado has it all. Few destinations in the world offer access to such a wide array of year-round sports and mountain lifestyle choices. SPIRE is ideally located to connect you to the best Denver and the West have to offer.

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