



# 50 FIFTY

— DTC —

## Welcome to 50 FIFTY DTC...

The most elegant and sophisticated achievement in architecture The DTC has ever seen.

**Make no mistake:** This isn't just another office building. It's a Class AAA, 12-story office tower like no other with beautiful lines and amazing features. A visually stunning mix of inspired design coupled with the finest building materials and technology available.



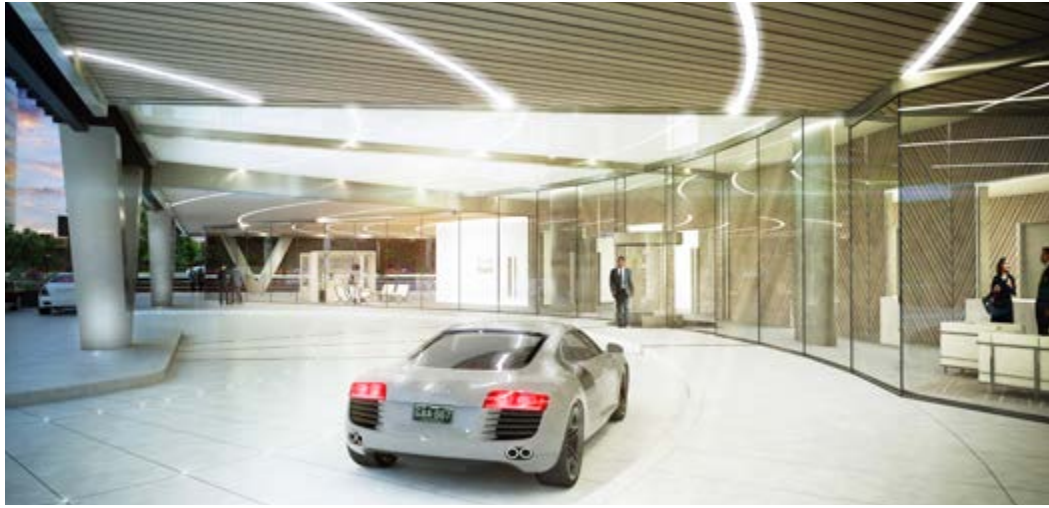


Architectural features provide **superior daylight and enhanced views**

# ARCHITECTURE

## DETAILS

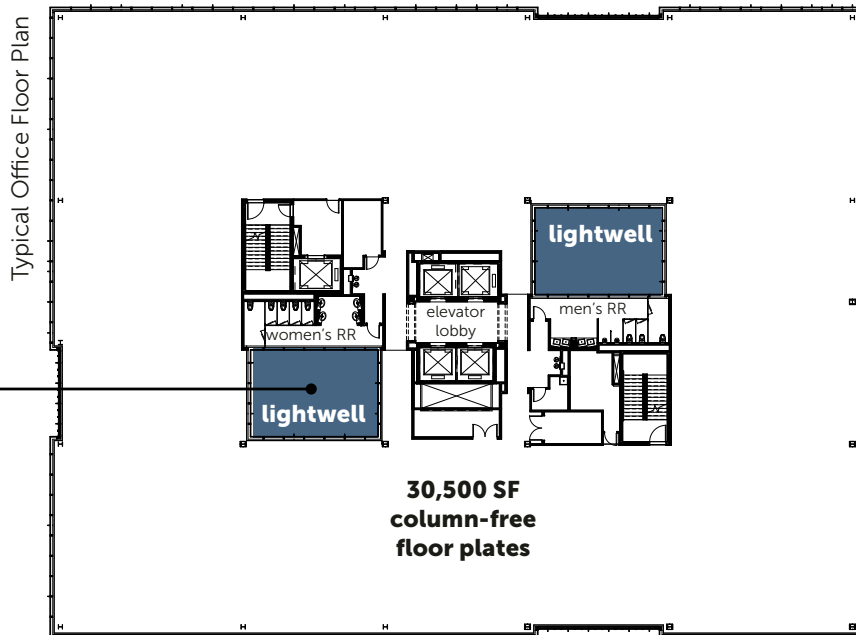
- **Class AAA Office Tower**
- **12 Stories:** 6 stories of office over 8 stories of parking
- **185,000 SF**
- **30,500 SF** column-free floor plates
- 100% covered, secured parking below building footprint at **3.5 spaces per 1,000 SF**
- Fitness Center
- Common Conference Room
- Collaborative Lounge and Work Space Areas
- Bicycle Storage



# DAYLIGHT



The interior of 50 FIFTY is sleek, expansive and bathed in natural light. Colorado sunshine streams through **dual lightwells** while **10' floor-to-ceiling windows** provide jaw-dropping views from nearly every vantage point, thus creating the Southeast's most dynamic work environment.



**Two large open air lightwells** allowing occupants to enjoy an abundance of daylight...throughout the entire floor!

# 360° VIEWS

**Mountain views**  
from every floor!



When 50 FIFTY is your headquarters, every employee on every floor will have an unrivaled user experience.

This isn't just another office building.

This is a building that seduces and ignites.

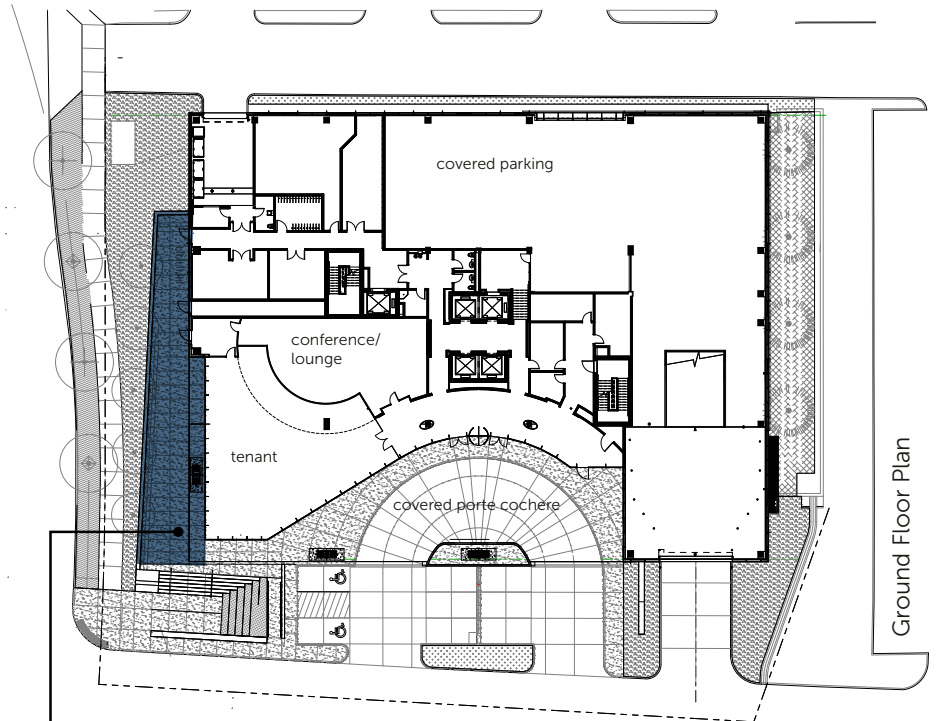
This is a building that will be revered for years to come.

This is a building significant companies will call home.

**This is 50 FIFTY DTC.**

# AMENITIES

**Fitness Center**, collaborative lounge and **numerous outdoor spaces**



**Common area outdoor terraces** on the roof-top, at the base of each lightwell and adjacent to the first floor collaborative lounge

# ENERGY EFFICIENT

**26% energy cost savings**  
over LEED baseline design

**\$53,000 annual energy cost**  
savings compared to baseline Xcel  
Energy EDA design

**Highly efficient LED lighting**  
provides 38% reduction from code



## BUILDING DESIGN ATTRIBUTES FOR HIGH EFFICIENCY

- LEED Gold Certified!
- Low-e exterior glazing (windows) to reduce solar heat gain and glare for occupant comfort
- Highly insulated roof and wall assembly to reduce heat transfer
- 33% Peak KW savings over code
- 30% lighting power density reduction in tenant areas per tenant lease
- Daylighting and occupancy controls in tenant areas, lobby and restrooms
- Highly efficient water-source heat pumps for space conditioning
- Dedicated Outdoor Air System (DOAS) with energy recovery wheel for efficient introduction of outdoor air
- Low-flow fixtures



# LOCATION

Located at the  
**entrance to The DTC**



**50 FIFTY** is located at 5050 South Syracuse Street in The Denver Technological Center (DTC). Conveniently positioned just a **7-minute walk to the Belleview Light Rail Station** and within The DTC Call-n-Ride radius, which runs every fifteen minutes. **Travelling by car? Access to I-25 is just seconds away.**

## HOTELS

Denver Marriott DTC  
Extended Stay America DTC  
Hampton Inn & Suites  
Hilton Garden Inn  
Homestead Studio Suites  
Hyatt Place DTC  
Hyatt Regency DTC

## RESTAURANTS

Shanahan's Steakhouse  
Baker St. Pub & Grill  
Noodles & Company  
Original Pancake House  
Il Fornaio  
Great Northern Tavern  
Fiocchi's Pizzeria

Genessee Coffee  
Bar Louie  
McCormick & Schmick's Seafood  
Pappadeaux Seafood Kitchen  
Which Wich  
Panera Bread  
Larkburger

Pint Brothers Alehouse  
Qdoba  
Chipotle  
Bonefish Grill  
Starbucks



50FIFTYDTC.COM



rise  
expectations elevated.

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