

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are dark, and many windows are illuminated from within, creating a grid of warm yellow lights against the blue sky. The perspective makes the buildings appear to converge towards the top of the frame.

ULI Colorado presents...

Future of Office: Designing, Developing & Innovating in a New Era of Workplace



Urban Land
Institute
Colorado

Welcome!

A few logistical details before we jump in:

Audience will be muted throughout the session.



Submit questions using the Q&A function.



This is being recorded and will be available after the event.



Michael Leccese
Executive Director
ULI Colorado

Today's Agenda

- **10 am:** Welcoming Remarks

Michael Leccese, Executive Director, ULI Colorado
Amy Hansen, Shareholder, Polsinelli (Moderator)

- **10:10 – 10:30 am:** Panelist Presentations

Carrington Brown, Executive Director of Investments, USAA
Real Estate

David Haltom, Vice President, Patrinely Group

Paul Washington, Market Director, JLL

James Woolum, Partner, ZGF Architects

- **10:30 – 10:55 am:** Panel Conversation and Q&A moderated by Amy Hansen of Polsinelli
- **11 am:** Closing



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Amy Hansen Shareholder Polsinelli

Program Moderator

Meet Our Panelists



Amy Hansen
Shareholder, Polsinelli
(Moderator)



Carrington Brown
Managing Director
Office Development
USAA Real Estate



David Haltom
Vice President
Patrinely Group



Paul Washington
Market Director
JLL



James Woolum
Partner
ZGF Architects

Carrington Brown
Managing Director
Office Development
USAA Real Estate

David Haltom
Vice President
Patrinely Group

Pre-Covid Features:

- 11th Floor **Sky Terrace**
- **Indoor/outdoor amenities**
- **Highly efficient and flexible**
29,500 SF floorplates
- **10-foot clear** windows
- **Touch-free** restroom fixtures
- **Transit** adjacent
- **1.7/1,000** on site parking ratio
- Best-in-class new **HVAC**
- **Fresh air** 30% above code
- Destination dispatch **elevators**
- **Secure service elevator lobbies**
for touch-free deliveries



block
162

SAFETY & WELLNESS FEATURES FOR COMFORT & CONFIDENCE AT THE OFFICE



**LEED GOLD
CORE AND SHELL CERTIFICATION**



GOING UP

- SECURE TOUCH-FREE ELEVATOR ACCESS WITH DESTINATION DISPATCH
- TOUCH-FREE ELEVATOR CALLING VIA SMARTPHONE APP
- PRIVATE SERVICE ELEVATOR VESTIBULES FOR SECURE TOUCH-FREE DELIVERIES TO ALL OFFICE LEVELS

ARRIVING

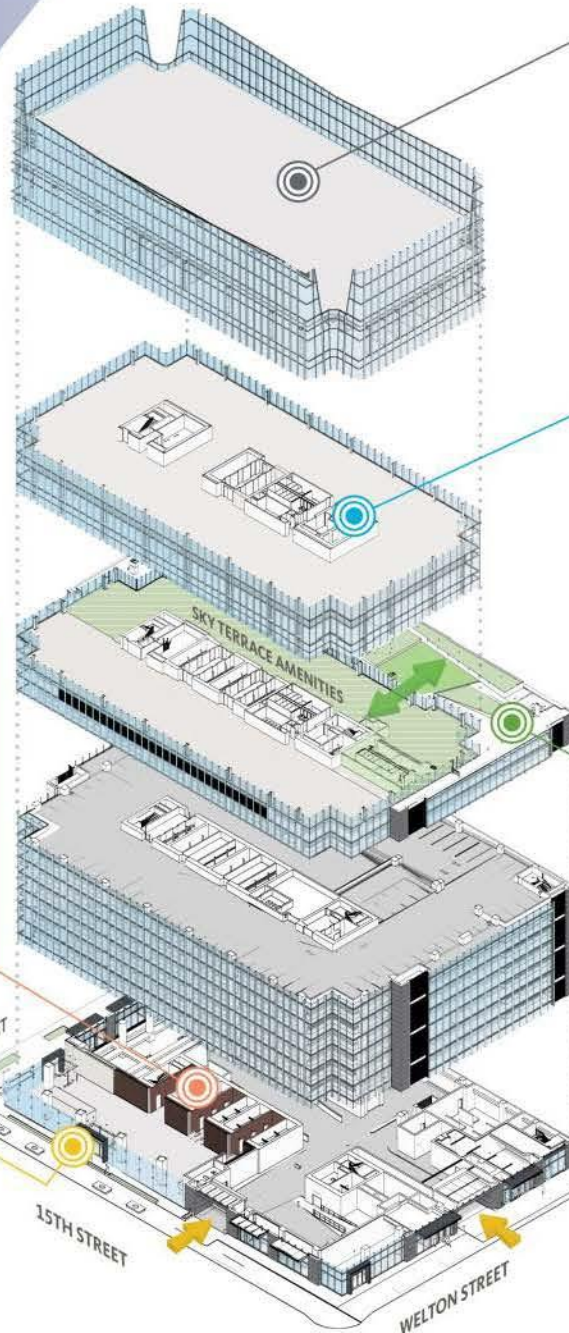
- TOUCH-FREE PEDESTRIAN ENTRIES/EXITS
- DIRECT ACCESS FROM RTD LIGHT RAIL
- DEDICATED BIKE LANE AND ON-SITE BIKE STORAGE
- 1.7/1000 ON-SITE PARKING RATIO - BEST IN DOWNTOWN
- TOUCH-FREE VEHICULAR ENTRIES VIA RFID TAGS
- TOUCH-FREE ELEVATOR LOBBY DOORS INSIDE GARAGE



CALIFORNIA STREET

15TH STREET

WELTON STREET



HVAC

- FRESH AIR VENTILATION CAPACITY 30% ABOVE CODE
- MERV-14 FILTRATION
- ANTIMICROBIAL UVC LAMPS AT OUTDOOR AIR COOLING COILS AND DRAIN PANS
- ADVANCED BUILDING AUTOMATION SYSTEM FOR CONTROLS

IN THE OFFICE

- TOUCH-FREE RESTROOM FIXTURES ON ALL OFFICE LEVELS
- FLEXIBLE FLOORPLATES FOR OPEN- OR CLOSED-OFFICE LAYOUTS
- MINIMUM 10-FOOT CLEAR WINDOWS ON EVERY OFFICE FLOOR FOR NATURAL DAYLIGHT
- ENHANCED CLEANING / DISINFECTING PROTOCOLS - AT A FREQUENCY ABOVE INDUSTRY STANDARD

INDOOR / OUTDOOR

- SKY TERRACE WITH EXCLUSIVE INDOOR / OUTDOOR AMENITIES
- SOCIAL LOUNGE, FITNESS CENTER, AND CONFERENCE AREAS - ALL CONNECTED TO OUTDOOR SPACES
- THREE SEPARATE 40-FOOT WIDE NANAWALL OPENINGS FOR FRESH AIR
- OUTDOOR FITNESS LAWN
- COVERED OUTDOOR CONFERENCE TABLE
- OUTDOOR FIRE PITS
- FLEXIBLE OUTDOOR SEATING
- TOUCH-FREE ENTRIES TO MEN'S AND WOMEN'S LOCKER ROOMS



Paul Washington
Market Director
JLL

What is the
role of the
office?



Employer Perspective: Physical space to bring people together to showcase a company's brand and culture, and to foster collaboration and innovation

Employee Perspective: A physical space for social interaction, face-to face collaboration, mentoring and managing

CONCLUSION: The office is a physical space that extends culture through social interaction and improves productivity by enabling collaboration.

What do
employees
think about
WFH?



- Employees feel more productive WFH
- Home office set-up and privacy are sub-optimal
- Enjoying 'not commuting' the most
- Miss the social interaction of office life
- Will want flexibility to WFH a few days a week
- Experiencing "always on" fatigue

CONCLUSION: Flexibility to WFH 2-3 days a week will be key to employee satisfaction, benefitting both the employee and employer.

What will
be the
lasting
impact on
office?




- Real estate costs are ~10% of people costs
- Function of the office evolving to emphasize collaboration and innovation
- WFH and technology will become embedded as a part of flexible corporate life
- Employers will take this opportunity to reimagine the future for competitive advantage

CONCLUSION: Recruitment and retention of talent will dictate office location, utilization and design; with an emphasis on flexibility, collaboration and innovation.

James Woolum
Partner
ZGF Architects



Google, Spruce Goose
PLAYA VISTA, CA



Expensify
PORTLAND, OR



ZGF Los Angeles Office
LOS ANGELES, CA

Q&A

Please begin to enter your questions in the “chat box” feature, and our panel will do their best to address them towards the end of the program.

Thank you!

Meet Our Panelists



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THANK YOU!

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