ULI Colorado presents…

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

Walk Score 97  
Transit Score 93  
Bike Score 93
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

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
**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.

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

**Conclusion:** 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
James Woolum
Partner
ZGF Architects
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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Shareholder, Polsinelli
(Moderator)

Carrington Brown
Managing Director
Office Development
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David Haltom
Vice President
Patrinely Group

Paul Washington
Market Director
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James Woolum
Partner
ZGF Architects
THANK YOU!

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