



# STEEL HOUSE

3100 BRIGHTON

**BEACON**  
CAPITAL PARTNERS

ELEVATION  
**EDG**  
DEVELOPMENT GROUP



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# Bold.

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Strikingly contextual and right where you want to be, Steel House anchors the innovation corridor of RiNo, and is unlike any other headquarters address in Denver.

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The commanding industrial strength design by Morris Adjmi Architects wraps around an expansive amenity park landscaped by Future Green Studio.

Every element contributes to a sense of well-being and productivity. An eye-catching & transformative lobby that brings the outdoors in. An amenity floor featuring an elevated forest, bringing people together through nature, technology and a two-story indoor/outdoor Wellness Center. All enhancing state-of-the-art floor plates flooded with natural light by floor-to-ceiling divided light windows, and double-height private workspace terraces, that frame majestic views of the Denver skyline and Rocky Mountains.











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# Intelligent.

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Embracing the Denver locale, Steel House features the largest indoor/outdoor ratio in RiNo anchored by an expansive park, private tenant loggias and terraces on every office floor and transformative wellness and tenant amenities.

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## Building

- Designed inside and out by celebrated Morris Adjmi Architects
- Dramatic double-height lobby incorporating Biophilic design
- 12,000 sq. ft. of curated retail

## Specifications

- 300,000 sq. ft. with up to 41,000+ sq. ft. continuous floor plates
- 14' floors (11'6" clear ceiling heights)
- 11' high signature industrial styled operable divided light window walls

## Amenities

- The Park: nearly 13,000 sq. ft. featuring great lawns and landscaped work areas
- The Gym: double-height 7,500+ sq. ft opening onto the Park with an indoor/outdoor climbing wall, yoga terrace, and exhibition sports court
- The Commons tenant lounge and state-of-the-art Conference Center

## Benefits

- Planned LEED Gold and WELL Certification
- Generous bike room with maintenance station
- 2/1000 Office Parking Ratio with EV Charging Spaces











# Visionary.

Steel House is the place for forward-thinking tenants to shape their legacy.

The new icon of RiNo. The first and only commercial address in Denver designed by celebrated firm Morris Adjmi Architects. A worthy successor following Beacon Capital Partners and Elevation Development Group's groundbreaking Class A office destination, The Hub.



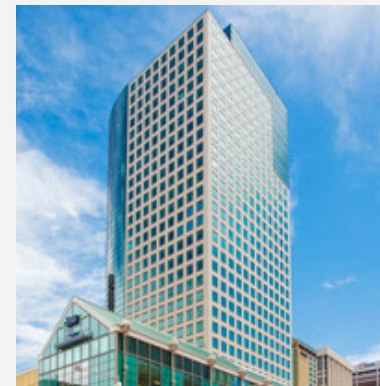
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## DEVELOPMENT TEAM

**BEACON**  
CAPITAL PARTNERS



The Hub, RiNo



Tabor Center,  
Downtown

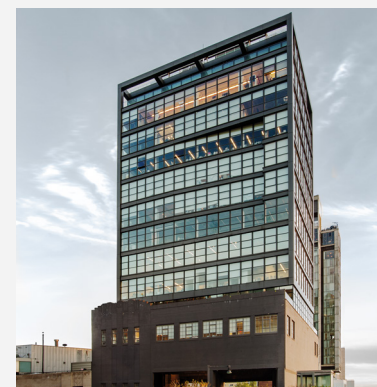


16M, LoDo



260 N Josephine,  
Cherry Creek

## ARCHITECTURE & DESIGN

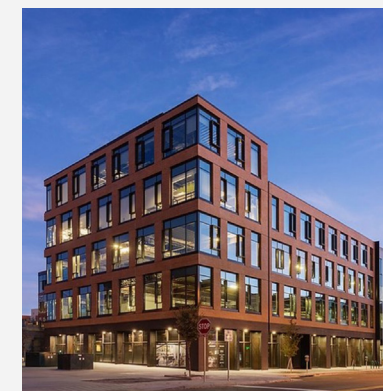


The Highline  
Building, New York

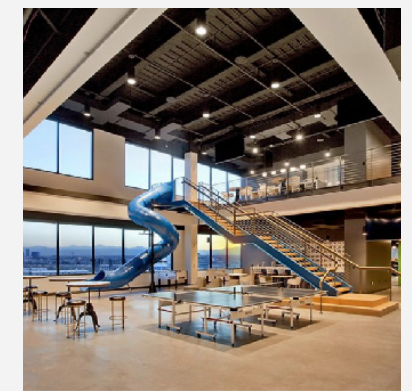


837 Washington,  
New York

## open studio | architecture



Circa, Denver



HomeAdvisor at  
The Hub, RiNo