
McElvain Energy

PREPARED BY:



Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

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1050 17th St - Independence Plaza



Location: **Independence Plaza**
AKA 1001 16th St
SWC Curtis St & 17th St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80265

Developer: **Del Webb Properties**
 Management: **JLL**
 Recorded Owner: **Independence Plaza Investment Group, Inc.**

Building Type: **Class A Office**

Status: **Built 1972, Renov 1995**
 Stories: **25**
 RBA: **567,286 SF**
 Typical Floor: **19,700 SF**

Total Avail: **89,232 SF**
 % Leased: **92.1%**

Expenses: **2014 Tax @ \$4.32/sf, 2014 Est Tax @ \$4.89/sf; 2013 Ops @ \$9.12/sf, 2014 Est Ops @ \$8.38/sf**
 Parcel Number: **2345-24-022**

Parking: **691 Covered Spaces @ \$195.00/mo; Reserved Spaces @ \$225.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **24 Hour Availability, Banking, Concierge, Convenience Store, Day Care, Dry Cleaner, Energy Star Labeled, Food Service, Mail Room, On Site Management, Property Manager on Site, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	4,555	8,258	8,258	Withheld	30 Days	Negotiable	Direct
P 1st / Suite A110	3,703	8,258	8,258	Withheld	Vacant	Negotiable	Direct
P 1st / Suite A150	750	750	750	Withheld	Vacant	Negotiable	Direct
P 1st / Suite B197	1,640	1,640	1,640	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 370	5,690	5,690	5,690	\$29.00-\$33.00/fs	30 Days	3-10 yrs	Direct
P 3rd / Suite A375	7,523	7,523	7,523	\$25.00/fs	Vacant	3-10 yrs	Direct
P 14th / Suite 1430	1,695	1,695	1,695	\$29.00-\$33.00/fs	30 Days	Negotiable	Direct
P 16th / Suite 1620	2,780 - 6,234	6,234	6,234	\$29.00-\$33.00/fs	90 Days	3-10 yrs	Direct
P 17th / Suite 1700	2,113 - 14,198	23,390	23,390	\$29.00-\$33.00/fs	30 Days	3-10 yrs	Direct
P 17th / Suite 1720	3,182	23,390	23,390	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct

1050 17th St - Independence Plaza(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 17th / Suite 1730	2,113	23,390	23,390	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct
P 17th / Suite 1750	2,572	23,390	23,390	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct
P 17th / Suite 1760	1,325	23,390	23,390	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct
P 18th / Suite 1850	2,461	2,461	2,461	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct
P 19th / Suite 1900	10,000 - 19,682	19,682	19,682	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct
P 24th / Suite 2450	6,631	6,631	6,631	\$29.00-\$33.00/fs	90 Days	3-10 yrs	Direct
P 24th / Suite 2460	5,278	5,278	5,278	\$27.00/fs	30 Days	Thru Sep 2021	Sublet

