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# WeWork #2

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9/25/2015

PREPARED BY:



**Rare Space Inc.**  
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Denver, CO 80202

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## 2420 17th St - The LAB



Location: **The LAB**  
**Downtown Cluster**  
**Platte River Submarket**  
**Denver County**  
**Denver, CO 80202**

Building Type: **Class A Office**

Status: **Built Aug 2015**

Stories: **4**

RBA: **78,576 SF**

Typical Floor: **19,644 SF**

Total Avail: **27,774 SF**

% Leased: **64.7%**

Developer: -  
 Management: **CBRE**  
 Recorded Owner: **LAB Platte Property LLC**

Expenses: **2015 Combined Tax/Ops @ \$11.04/sf; 2014 Combined Est Tax/Ops @ \$10.42/sf**

Parcel Number: **2283-35-038**

Parking: **12 free Surface Spaces are available; 94 Covered Spaces @ \$160.00/mo; Ratio of 1.25/1,000 SF**

Amenities: **Bus Line, Commuter Rail, Fitness Center, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 102	2,796	2,796	27,774	\$26.00-\$27.00/nnn	Vacant	5-10 yrs	New
E 2nd / Suite 200	2,500 - 24,978	24,978	27,774	\$32.00/nnn	Vacant	5-10 yrs	New

