
CBD Office Space

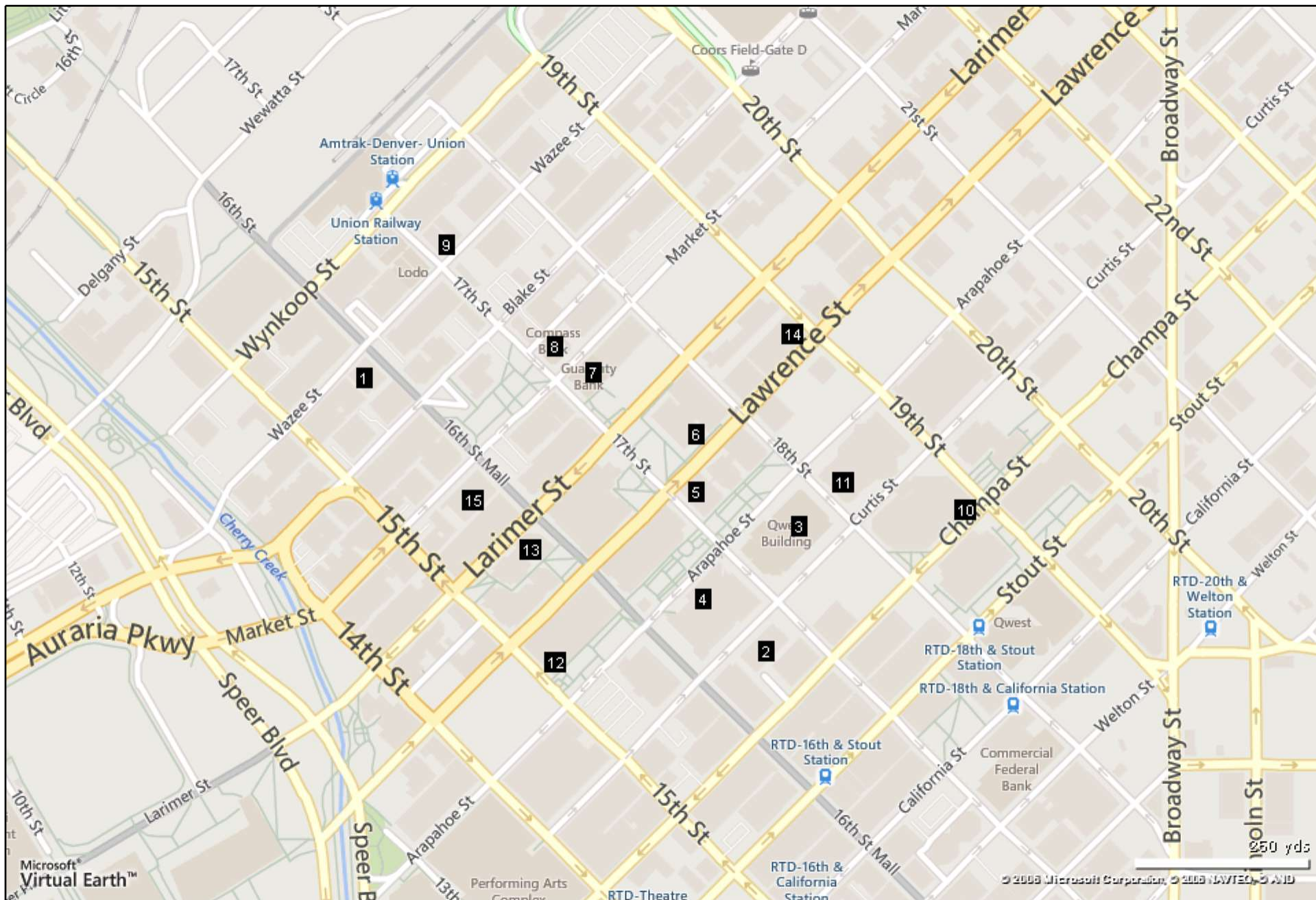
9/1/2015

PREPARED BY:



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1530 16th St - Sugar Bldg



Location: **Sugar Bldg**
SEC 16th St & Wazee St
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Building Type: **Class B Office**

Status: **Built 1907, Renov Jan 2000**

Stories: **6**

RBA: **73,358 SF**

Typical Floor: **10,825 SF**

Total Avail: **32,475 SF**

% Leased: **85.2%**

Developer: -
 Management: **Urban Villages**
 Recorded Owner: **Urban Villages**

Expenses: **2014 Tax @ \$3.17/sf, 2011 Est Tax @ \$2.60/sf; 2010 Ops @ \$7.12/sf, 2011 Est Ops @ \$7.54/sf**

Parcel Number: **2331-14-001**

Parking: **Surface Spaces @ \$115.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd / Suite 200	10,825	10,825	32,475	\$35.00-\$40.00/fs	Vacant	1-5 yrs	Direct
E 4th / Suite 400	10,825	10,825	32,475	\$35.00-\$40.00/fs	10/2015	1-5 yrs	Direct
E 6th / Suite 600	10,825	10,825	32,475	\$35.00-\$40.00/fs	10/2015	1-5 yrs	Direct



Location: **US Bank Tower**
AKA 1650 Curtis St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Developer: **Nicholson Partners**
 Management: **Callahan Management**
 Recorded Owner: **Ccp/ms Ssiii Denver Us Bank**

Building Type: **Class A Office**

Status: **Built 1974**
 Stories: **26**
 RBA: **501,375 SF**
 Typical Floor: **19,800 SF**
 Total Avail: **82,121 SF**
 % Leased: **89.6%**

Expenses: **2015 Combined Tax/Ops @ \$12.56/sf; 2011 Est Ops @ \$7.34/sf**

Parcel Number: **2345-25-019**

Parking: **Reserved Spaces @ \$235.00/mo; 500 Covered Spaces @ \$195.00/mo; Ratio of 1.36/1,000 SF**

Amenities: **24 Hour Availability, Banking, Conferencing Facility, Controlled Access, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 13th / Suite 1300	19,809	19,809	39,618	\$20.00/nnn	Vacant	5-10 yrs	Direct
E 14th / Suite 1400	19,809	19,809	39,618	\$20.00/nnn	02/2016	5-10 yrs	Direct



Location: **NEC 17th St & Arapahoe St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202**

Building Type: **Class A Office**
Status: **Built 1980, Renov Oct 2007**
Stories: **20**
RBA: **655,565 SF**
Typical Floor: **33,000 SF**
Total Avail: **359,144 SF**
% Leased: **86.0%**

Developer: -
Management: **Vector Property Services LLC**
Recorded Owner: **FSP 1001 17th Street, LLC**

Expenses: **2014 Tax @ \$4.09/sf, 2015 Est Tax @ \$5.76/sf; 2014 Ops @ \$7.20/sf, 2015 Est Ops @ \$7.68/sf**
Parcel Number: **2345-19-014**
Parking: **Covered Spaces @ \$185.00/mo; Reserved Spaces @ \$235.00/mo; Ratio of 1.00/1,000 SF**
Amenities: **Bus Line, Commuter Rail, Concierge, Controlled Access, Energy Star Labeled, Fitness Center, Mezzanine, On Site Management, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 400	15,010	15,010	15,010	\$19.00-\$24.00/nnn	Vacant	5-10 yrs	Direct



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 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
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 19th / Suite 1900	15,728 - 19,682	19,682	19,682	\$29.00-\$33.00/fs	Vacant	3-10 yrs	Direct



Location: **1125 Seventeenth Street**
AKA 1735 Lawrence St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1980**

Stories: **25**

RBA: **499,975 SF**

Typical Floor: **19,999 SF**

Total Avail: **85,955 SF**

% Leased: **85.0%**

Developer: **Fulenwider, Inc.**
 Management: **Transwestern**
 Recorded Owner: **1125 Transwestern Broadreach LLC**

Expenses: **2014 Tax @ \$4.05/sf, 2011 Est Tax @ \$3.14/sf; 2010 Ops @ \$7.05/sf, 2011 Est Ops @ \$6.90/sf**

Parcel Number: **2345-20-025**

Parking: **Reserved Spaces @ \$190.00/mo; 150 Surface Spaces are available; 350 free Covered Spaces are available; Ratio of 1.10/1,000 SF**

Amenities: **24 Hour Availability, Banking, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E BSMT	10,798	10,798	10,798	Withheld	Vacant	Thru Nov 2020	Sublet
P 5th / Suite 500	5,000 - 9,876	9,876	13,851	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 6th / Suite 650	3,975	3,975	13,851	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 7th / Suite 700	4,396	13,301	13,301	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 7th / Suite 710	3,521	13,301	13,301	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 7th / Suite 720	3,344	13,301	13,301	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 7th / Suite 760	2,040	13,301	13,301	\$32.00-\$34.00/fs	Vacant	3-10 yrs	Direct
P 18th / Suite 1820	10,732	10,732	10,732	\$33.00-\$35.00/fs	Vacant	3-10 yrs	Direct



Location: **Seventeenth Street Plaza**
AKA 1225 Seventeenth St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **32**

RBA: **672,465 SF**

Typical Floor: **21,014 SF**

Total Avail: **144,182 SF**

% Leased: **99.0%**

Developer: **Lasalle Partners**
 Management: **CBRE**
 Recorded Owner: **HUB Properties Trust**

Expenses: **2014 Tax @ \$5.08/sf; 2012 Ops @ \$7.11/sf, 2010 Est Ops @ \$7.22/sf**

Parcel Number: **2345-21-034**

Parking: **729 Covered Spaces are available; Ratio of 1.08/1,000 SF**

Amenities: **24 Hour Availability, Atrium, Bus Line, Commuter Rail, Concierge, Controlled Access, Courtyard, Dry Cleaner, Fitness Center, Mezzanine, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 425	10,772	10,772	76,502	\$30.00-\$33.00/nnn	05/2016	3-10 yrs	Direct
P 25th / Suite 2550	12,020	12,020	17,953	\$30.00-\$33.00/nnn	01/2016	3-10 yrs	Direct
P 26th / Suite 2650	5,933	5,933	17,953	\$30.00-\$33.00/nnn	01/2016	3-10 yrs	Direct
P 29th / Suite 2950	14,553	14,553	14,553	\$30.00-\$33.00/nnn	03/2016	3-10 yrs	Direct
P 30th / Suite 3050	10,316	10,316	17,791	\$30.00-\$33.00/nnn	03/2016	3-10 yrs	Direct
P 31st / Suite 3050	7,475	7,475	17,791	\$30.00-\$33.00/nnn	10/2015	3-10 yrs	Direct



Location: **Guaranty Bank Bldg**
17th & Market Street Plaza
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Developer: **Bill Walters Company**
 Management: **Zeller Realty Group**
 Recorded Owner: -

Building Type: **Class B Office**

Status: **Built 1983, Renov 1997**
 Stories: **13**
 RBA: **220,287 SF**
 Typical Floor: **14,685 SF**
 Total Avail: **109,796 SF**
 % Leased: **81.8%**

Expenses: **2010 Tax @ \$4.64/sf, 2013 Est Tax @ \$4.08/sf; 2013 Est Ops @ \$9.22/sf**

Parcel Number: **2331-08-023**

Parking: **Covered Spaces @ \$205.00/mo; Surface Spaces @ \$195.00/mo; Reserved Spaces @ \$225.00/mo; Ratio of 3.10/1,000 SF**

Amenities: **Conferencing Facility, Food Service, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL	15,081	15,081	15,081	\$15.00/nnn	12/2015	Negotiable	Direct
P 3rd / Suite 300	2,484	11,345	11,345	\$18.00-\$22.00/nnn	30 Days	Negotiable	Direct
P 3rd / Suite 333	2,133	11,345	11,345	\$18.00-\$22.00/nnn	90 Days	Negotiable	Direct
P 3rd / Suite 345	6,728	11,345	11,345	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 400	10,473	10,473	10,473	\$33.00/fs	30 Days	Thru Apr 2018	Sublet
P 5th / Suite 500	6,646	16,857	16,857	\$18.00-\$22.00/nnn	30 Days	Negotiable	Direct
P 5th / Suite 515	3,845	16,857	16,857	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 520	1,873	16,857	16,857	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 550	4,493	16,857	16,857	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct
P 10th / Suite 1025	1,078	11,601	11,601	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct
P 10th / Suite 1050	10,523	11,601	11,601	\$18.00-\$22.00/nnn	Vacant	Negotiable	Direct



Location: **Downtown Cluster**
LoDo Submarket
Denver County
Denver, CO 80202

Building Type: **Class B Office**

Status: **Built 1983, Renov 2014**

Stories: **16**

RBA: **192,000 SF**

Typical Floor: **11,947 SF**

Total Avail: **71,200 SF**

% Leased: **84.4%**

Developer: **North American Equities**
 Management: **Zeller Realty Group**
 Recorded Owner: **1401 Property Llc**

Expenses: **2015 Tax @ \$5.07/sf; 2015 Ops @ \$8.28/sf, 2000 Est Ops @ \$7.63/sf**

Parcel Number: **2331-07-039**

Parking: **Covered Spaces @ \$175.00/mo; Reserved Spaces @ \$200.00/mo; Ratio of 2.50/1,000 SF**

Amenities: **Banking, Bus Line, Fitness Center, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	6,065	6,065	12,181	\$21.00-\$23.00/nnn	Vacant	3-10 yrs	Direct
P 2nd / Suite 200	6,116	6,116	12,181	\$20.00-\$23.00/nnn	Vacant	3-10 yrs	Direct
P 8th / Suite 800	5,355	13,210	13,210	\$20.00-\$23.00/nnn	30 Days	Negotiable	Direct
P 8th / Suite 850	6,037 - 7,855	13,210	13,210	\$20.00-\$23.00/nnn	30 Days	Negotiable	Direct
P 12th / Suite 1200	13,210	13,210	20,039	\$29.00/fs	30 Days	Thru May 2021	Sublet
P 13th / Suite 1300	6,829	6,829	20,039	\$29.00/fs	30 Days	Thru May 2021	Sublet



Location: **The Grand Central Building**
AKA 1701-1719 Wazee St
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Building Type: **Class B Office**

Status: **Built 1903, Renov 1982**

Stories: **3**

RBA: **34,488 SF**

Typical Floor: **11,496 SF**

Total Avail: **34,488 SF**

% Leased: **44.1%**

Developer: -
 Management: -
 Recorded Owner: **Kittay-Wazee LLC**

Expenses: **2014 Tax @ \$3.75/sf; 2014 Ops @ \$6.75/sf**

Parcel Number: **2331-05-005**

Amenities: **Air Conditioning, Property Manager on Site, Signage, Skyway**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,289	2,289	16,289	\$24.75/fs	30 Days	Thru Oct 2016	Sublet
P 1st	2,289	2,289	16,289	\$22.00/nnn	Vacant	Negotiable	Direct
E 2nd	14,000	14,000	16,289	\$22.00/nnn	Vacant	Negotiable	Direct
E 2nd	14,000	14,000	16,289	\$24.75/fs	30 Days	Thru Oct 2016	Sublet



Location: **Denver Place**
NWC 18th St & Champa St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1981**

Stories: **34**

RBA: **909,685 SF**

Typical Floor: **26,254 SF**

Total Avail: **275,067 SF**

% Leased: **76.7%**

Developer: -
 Management: **LBA Realty**
 Recorded Owner: **LBA Realty Fund III-Company III, LLC**

Expenses: **2015 Tax @ \$4.94/sf, 2010 Est Tax @ \$3.93/sf; 2015 Ops @ \$6.83/sf, 2010 Est Ops @ \$10.41/sf**

Parcel Number: **2345-11-029**

Parking: **929 Covered Spaces @ \$200.00/mo; Reserved Spaces @ \$260.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **24 Hour Availability, Banking, Commuter Rail, Conferencing Facility, Controlled Access, Day Care, Fitness Center, Hotel, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 16th / Suite S 1600	12,297	12,297	12,297	\$21.00-\$25.00/nnn	Vacant	Negotiable	Direct
E 19th / Suite N 1901	12,743	12,743	12,743	\$21.00-\$25.00/nnn	Vacant	Negotiable	Direct
P 21st / Suite N 2101	12,723	12,723	38,389	\$21.00-\$25.00/nnn	Vacant	Negotiable	Direct
P 22nd / Suite N 2201	12,833	12,833	38,389	\$21.00-\$25.00/nnn	30 Days	Negotiable	Direct
P 23rd / Suite N 2301	12,833	12,833	38,389	\$21.00-\$25.00/nnn	30 Days	Negotiable	Direct
E 26th / Suite S 2600	12,707	12,707	12,707	\$21.00-\$25.00/nnn	Vacant	Negotiable	Direct



Location: **Granite Tower
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202**

Building Type: **Class A Office**

Status: **Built 1984**

Stories: **31**

RBA: **561,691 SF**

Typical Floor: **18,119 SF**

Total Avail: **23,069 SF**

% Leased: **96.4%**

Developer: -

Management: **Transwestern**

Recorded Owner: **Kbsii Granite Tower Llc**

Expenses: **2013 Tax @ \$4.17/sf, 2011 Est Tax @ \$3.58/sf; 2013 Ops @ \$7.00/sf, 2011 Est Ops @ \$7.39/sf**

Parcel Number: **2345-10-027, 2345-10-032, 2345-10-033, 2345-10-034**

Parking: **561 Covered Spaces are available; Ratio of 1.00/1,000 SF**

Amenities: **Bus Line, Commuter Rail, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd / Suite 350	12,602	12,602	12,602	\$25.00/fs	Vacant	Negotiable	Direct



Location: **Park Central**
AKA 1110 16th St
NEC 15th St & Arapahoe St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202
 Developer: **C.H. Leavell/Denver Rio Grande**
 Management: **Invesco**
 Recorded Owner: **Trust Park Central Lic**

Building Type: **Class B Office**
 Status: **Built 1973, Renov 2006**
 Stories: **16**
 RBA: **558,346 SF**
 Typical Floor: **34,896 SF**
 Total Avail: **71,428 SF**
 % Leased: **99.4%**

Expenses: **2014 Tax @ \$3.84/sf; 2010 Est Ops @ \$8.35/sf**
 Parcel Number: **2345-34-029**
 Parking: **400 Covered Spaces @ \$185.00/mo; Reserved Spaces @ \$225.00/mo; Ratio of 1.35/1,000 SF**
 Amenities: **24 Hour Availability, Bus Line, Commuter Rail, Concierge, Conferencing Facility, Courtyard, Energy Star Labeled, Fitness Center, Mezzanine, On Site Management, Property Manager on Site, Restaurant, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite T2 400	14,301	14,301	14,301	\$21.00-\$22.00/nnn	04/2016	Negotiable	Direct
E 6th / Suite Tower 3	35,626	35,626	53,915	Withheld	Vacant	Thru Aug 2021	Sublet
P 7th / Suite Tower 3	18,289	18,289	53,915	Withheld	Vacant	Thru Aug 2021	Sublet



Location: **Writer Square**
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Building Type: **Class B Office**

Status: **Built 1980**

Stories: **10**

RBA: **179,271 SF**

Typical Floor: **12,279 SF**

Total Avail: **33,904 SF**

% Leased: **88.7%**

Developer: **Standard Pacific Corp.**
 Management: **ACF Property Management, Inc.**
 Recorded Owner: **Writer Square Investors, LLC**

Expenses: **2015 Combined Tax/Ops @ \$12.99/sf; 2003 Est Ops @ \$6.88/sf**

Parcel Number: **2345-35-071**

Parking: **450 Covered Spaces @ \$190.00/mo; Reserved Spaces @ \$250.00/mo; Ratio of 2.60/1,000 SF**

Amenities: **Mail Room, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 10th / Suite 1000	12,294	12,294	12,294	Withheld	05/2016	Negotiable	Direct



Location: **1875 Lawrence
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202**

Building Type: **Class B Office**

Status: **Built 1982**

Stories: **15**

RBA: **194,541 SF**

Typical Floor: **13,595 SF**

Total Avail: **51,748 SF**

% Leased: **80.4%**

Developer: **Charlie Webb**

Management: **CBRE**

Recorded Owner: **ROC II DPC 1875 Lawrence, LLC**

Expenses: **2015 Combined Tax/Ops @ \$13.33/sf**

Parcel Number: **2345-08-054**

Parking: **Covered Spaces @ \$190.00/mo; Reserved Spaces @ \$235.00/mo; Ratio of 1.10/1,000 SF**

Amenities: **Balcony, Bus Line, Conferencing Facility, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 3rd / Suite 300	6,844 - 13,689	13,689	13,689	\$20.00/nnn	Vacant	3-10 yrs	Direct
E 9th / Suite 900	6,844 - 13,688	13,688	27,283	\$23.00/nnn	Vacant	3-10 yrs	Direct
E 10th / Suite 1000	13,595	13,595	27,283	\$23.00/nnn	30 Days	3-10 yrs	Direct



Location: **16M**
AKA 1350 16th St
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Developer: -
 Management: **JLL**
 Recorded Owner: -

Building Type: **Class A Office**
 Status: **Built Sep 2014**
 Stories: **6**
 RBA: **147,402 SF**
 Typical Floor: **18,462 SF**
 Total Avail: **62,688 SF**
 % Leased: **57.5%**

Expenses: **2015 Tax @ \$0.13/sf**
 Parcel Number: **2331-16-207**
 Parking: **200 Covered Spaces are available; Ratio of 1.49/1,000 SF**
 Amenities: **Bus Line, Fitness Center**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd	10,313	10,313	62,688	\$34.00/nnn	Vacant	Negotiable	New
P 4th	5,000 - 20,504	20,504	62,688	\$34.00/nnn	Vacant	Negotiable	New