

# 4643 S Ulster St - Regency Plaza

Denver Tech Center Submarket • Denver, CO 80237



Building Type:	<b>Class A Office</b>
Status:	<b>Built in 1985</b>
Size:	<b>319,967 SF</b>
Typical Floor:	<b>22,328 SF</b>
Stories:	<b>15</b>
Land Area:	<b>170,755 SF (3.92 AC)</b>
Total Avail:	<b>1,000 - 44,604 SF Avail</b>
% Leased:	<b>98.0%</b>
Building Vacant:	<b>19,089 SF</b>

Landlord Rep:	<b>-</b>
Developer:	<b>Miller Global Properties, LLC</b>
Management:	<b>Transwestern</b>
True Owner:	<b>Cornerstone Real Estate Advisers, I...</b>
Recorded Owner:	<b>Cornerstone Real Estate Advisers, L...</b>
Expenses:	<b>\$2.76/SF (2014)</b>
Parcel Number:	<b>7093-00-068</b>
Total Spaces:	<b>9</b>
Smallest Space:	<b>1,000 SF</b>

Amenities:	<b>Controlled Access, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant</b>
Parking:	<b>16 Surface Spaces are available; 913 Covered Spaces @ \$50.00/mo; Reserved Spaces @ \$100.00/mo; Ratio of...</b>
For Sale:	<b>Not For Sale</b>

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 2nd	2,000-7,078 SF	7,078 SF	7,078 SF	\$25.00-25.50/fs	30 Days	5 to 10 Years	Direct
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P 6th	4,000-11,058 SF	11,058 SF	11,058 SF	\$28.00-28.50/fs	30 Days	5 to 10 Years	Direct
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P 8th	1,000-5,241 SF	5,241 SF	5,241 SF	\$28.00-28.50/fs	30 Days	5 to 10 Years	Direct
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FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 9th	3,245 SF	3,245 SF	3,245 SF	\$27.00/fs	30 Days	Thru Aug 2017	Sublet
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P 12th	3,693 SF	3,693 SF	3,693 SF	\$28.00-28.50/fs	Vacant	5 to 10 Years	Direct
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P 12th	1,432 SF	1,432 SF	1,432 SF	Withheld	Vacant	Negotiable	Sublet
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P 12th	1,643 SF	1,643 SF	1,643 SF	\$28.00-28.50/fs	30 Days	5 to 10 Years	Direct
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P 14th	5,000-8,414 SF	8,414 SF	8,414 SF	\$29.00-30.00/fs	30 Days	5 to 10 Years	Direct
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P 14th	2,500-2,800 SF	2,800 SF	2,800 SF	\$29.00-30.00/fs	Vacant	5 to 10 Years	Direct
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