

# 1601 Wewatta St

Platte River Submarket • Denver, CO 80202



Building Type:	<b>Class A Office</b>
Status:	<b>Built in Aug 2015</b>
Size:	<b>299,545 SF</b>
Typical Floor:	<b>29,953 SF</b>
Stories:	<b>10</b>
Land Area:	<b>51,000 SF (1.17 AC)</b>
Total Avail:	<b>4,453 - 178,723 SF Avail</b>
% Leased:	<b>40.3%</b>
Building Vacant:	<b>191,824 SF</b>

Landlord Rep:	<b>-</b>
Developer:	<b>Hines</b>
Management:	<b>Hines</b>
True Owner:	<b>Hines</b>
Recorded Owner:	<b>Hsmpt 1601 Wewtta Llc</b>
Expenses:	<b>\$13.30/SF (2015-Est)</b>
Parcel Number:	<b>2332-25-003</b>
Total Spaces:	<b>7</b>
Smallest Space:	<b>4,453 SF</b>

Amenities:	<b>Commuter Rail, Fitness Center</b>
Parking:	<b>401 Covered Spaces are available; Ratio of 1.35/1,000 SF</b>
For Sale:	<b>Not For Sale</b>

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 1st	4,453 SF	4,453 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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E 3rd	36,024 SF	36,024 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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E 4th	30,695 SF	30,695 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
E 5th	30,772 SF	30,772 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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E 6th	30,772 SF	30,772 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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E 7th	29,174 SF	29,174 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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P 8th	16,833 SF	16,833 SF	178,723 SF	\$31.00-34.00/nnn	Vacant	Negotiable	New
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