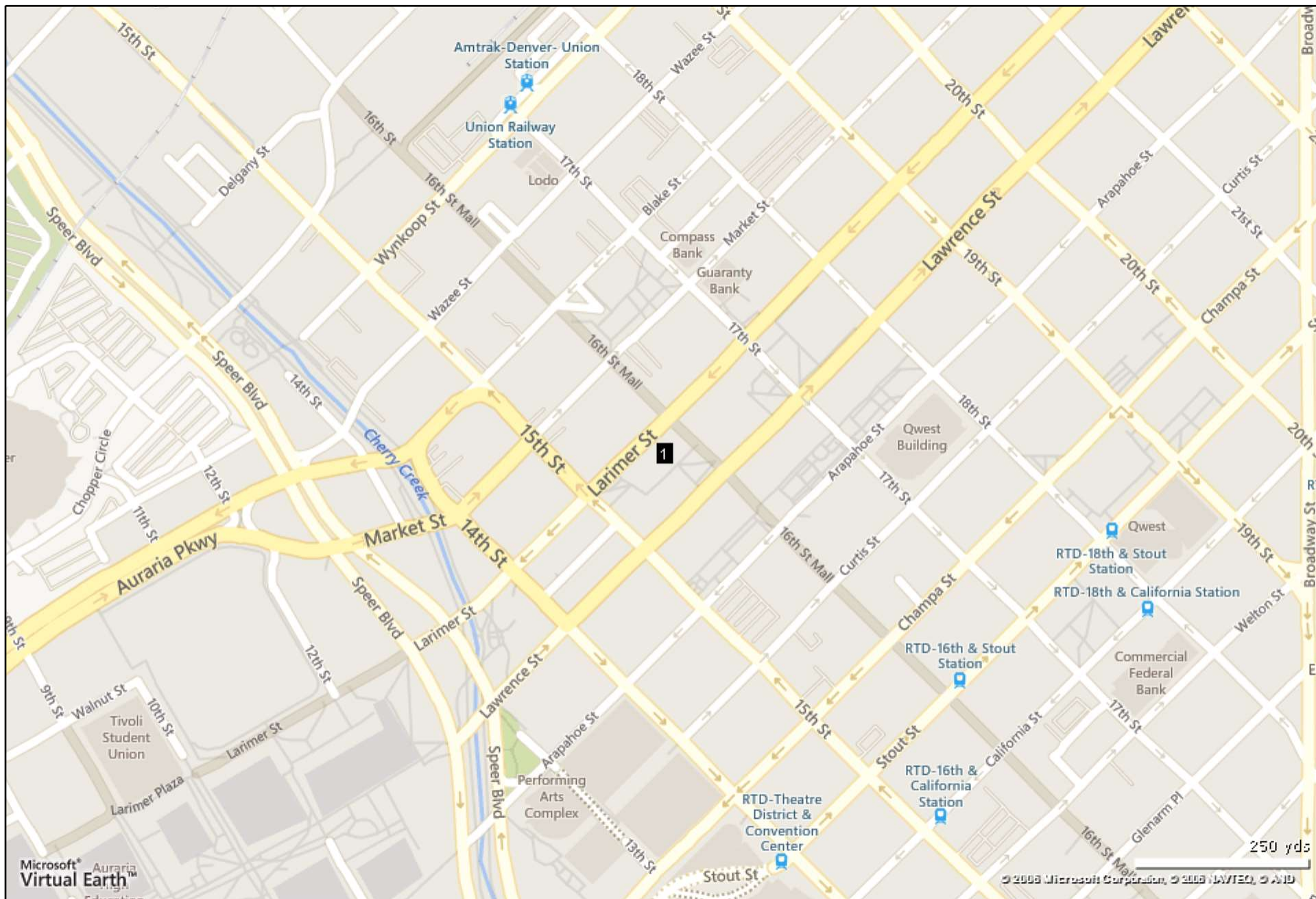

Blue Moon Digital

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2/16/2016

1512 Larimer St - Writer Square



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: **16,254 SF**

% Leased: **96.0%**

Developer: **CalAtlantic Group, Inc.**
 Management: **Unico Properties LLC**
 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
P 1st / Suite 13R	3,322	3,322	3,322	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 42	1,137	1,137	1,137	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 49	982	982	982	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 210	1,269	1,269	1,269	\$35.00-\$37.00/fs	90 Days	Negotiable	Direct
P 3rd / Suite 375	1,654	1,654	1,654	\$35.00-\$37.00/fs	Vacant	Negotiable	Direct
P 10th	4,390 - 7,890	7,890	7,890	Withheld	30 Days	Thru May 2020	Sublet