
Cetera Financial Group

PREPARED BY:

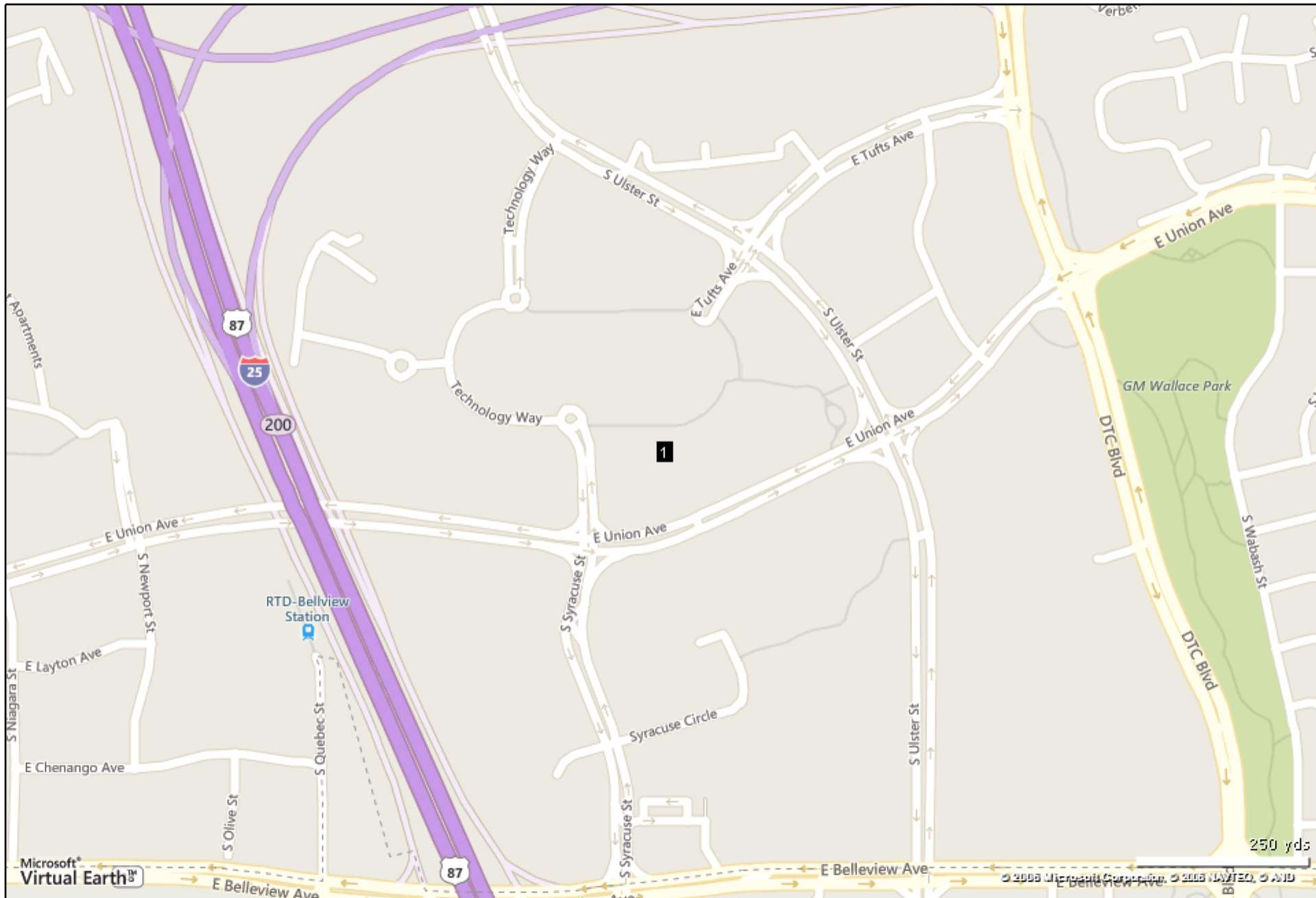


Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

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4600 S Syracuse St - Denver Tech Center



Location: **NEC Syracuse/Union
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237**

Building Type: **Class A Office**

Status: **Built Aug 1999**

Stories: **13**

RBA: **304,051 SF**

Typical Floor: **25,000 SF**

Total Avail: **75,806 SF**

% Leased: **76.7%**

Developer: **Gerald D. Hines Interests**
Management: **Cushman & Wakefield of Colorado**
Recorded Owner: **Metropolitan Life Insurance Co**

Expenses: **2015 Combined Tax/Ops @ \$12.16/sf; 2003 Est Ops @ \$8.72/sf**

Parcel Number: **7093-00-113**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Controlled Access, Energy Star Labeled, Fitness Center, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 450	14,764	14,764	14,764	\$29.00-\$31.00/fs	Vacant	1-10 yrs	Direct
P 9th / Suite 900	100 - 5,000	5,000	5,000	Withheld	30 Days	TBD	Sublet
E 10th / Suite 1000	24,992	24,992	49,984	\$29.00-\$31.00/fs	Vacant	1-10 yrs	Direct
E 11th / Suite 1100	24,992	24,992	49,984	\$29.00-\$31.00/fs	Vacant	1-10 yrs	Direct
P 12th / Suite 1250	6,058	6,058	6,058	\$29.00-\$31.00/fs	Vacant	1-10 yrs	Direct