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# S.A. Miro

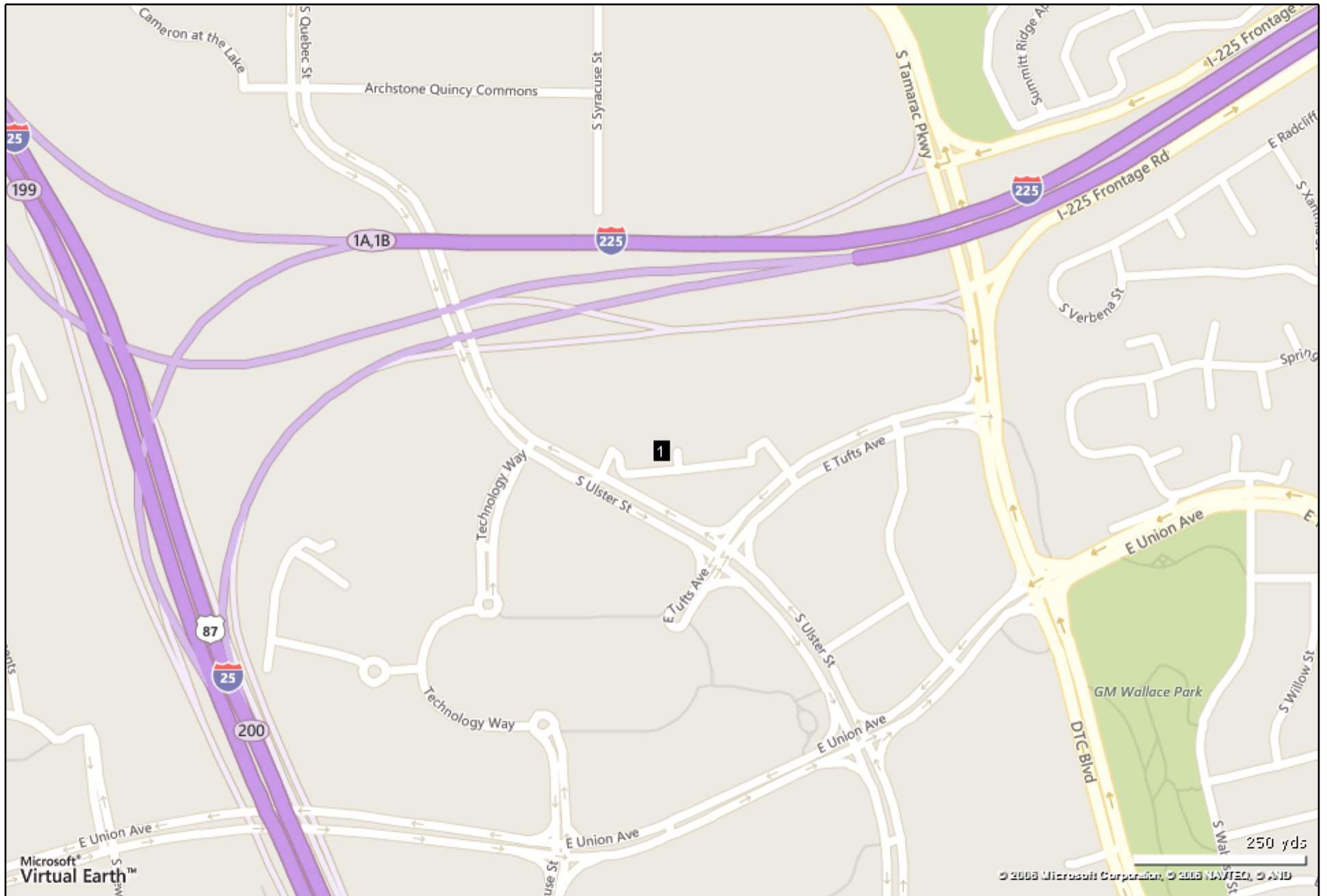
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PREPARED BY:



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# 4582 S Ulster St - Stanford Place III - Denver Tech Center



Location: **Stanford Place III**  
**AKA Technology Walk**  
**Southeast Denver Cluster**  
**Denver Tech Center Submarket**  
**Denver County**  
**Denver, CO 80237**

Developer: **Bill L. Walters Travelers**  
 Management: **Legacy Partners Residential**  
 Recorded Owner: **Legacy Partners I Denver II, LLC**

Building Type: **Class A Office**

Status: **Built 1982, Renov 2007**  
 Stories: **17**  
 RBA: **363,417 SF**  
 Typical Floor: **21,500 SF**  
 Total Avail: **88,418 SF**  
 % Leased: **76.1%**

Expenses: **2015 Tax @ \$4.11/sf, 2012 Est Tax @ \$4.10/sf; 2014 Ops @ \$6.86/sf, 2012 Est Ops @ \$5.04/sf**

Parcel Number: **7092-00-037**

Parking: **Surface Spaces @ \$65.00/mo; Ratio of 3.20/1,000 SF**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 205	1,729	1,729	1,729	\$25.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 300	18,447	21,586	21,586	\$25.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 350	3,139	21,586	21,586	\$25.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 425	6,226	6,226	6,226	\$25.00/fs	Vacant	Negotiable	Direct
E 6th / Suite 600	21,572	21,572	21,572	\$25.00/fs	Vacant	Negotiable	Direct
P 7th / Suite 700	1,650	1,650	1,650	\$25.00/fs	30 Days	Thru Jul 2017	Sublet
P 9th / Suite 950	2,618	2,618	2,618	\$26.00/fs	Vacant	Negotiable	Direct
P 12th / Suite 1210	11,231	11,231	11,231	\$26.00/fs	Vacant	Negotiable	Direct
E 14th / Suite 1400	21,806	21,806	21,806	\$26.00/fs	Vacant	Negotiable	Direct