

# Lease Availability Report

## 621 17th St - Colorado Plaza Tower II

Denver, CO 80293 - CBD Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1957; Renov 2008</b>
RBA:	<b>326,471 SF</b>
Floors:	<b>28</b>
Typical Floor:	<b>11,660 SF</b>
Core Factor:	<b>14.5%</b>

### AVAILABILITY

Min Divisible:	<b>214 SF</b>
Max Contig:	<b>16,813 SF</b>
Total Available:	<b>75,247 SF</b>
Asking Rent:	<b>\$21.00 - 32.00/FS</b>

### EXPENSES PER SF

Total Expenses:	<b>\$11.90 (2014)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Relet	7,011	7,011	7,011	\$21.00 - 23.00/FS	Vacant	3 - 5 Yrs
P 2nd	210	Office	Relet	214 - 6,600	6,600	6,600	\$21.00/FS	Vacant	3 - 5 Yrs
P 2nd	250	Office	Relet	5,215	5,215	5,215	\$21.00/FS	Vacant	3 - 5 Yrs
P 3rd	300	Office	Relet	1,945	1,945	1,945	\$21.00/FS	30 Days	3 - 5 Yrs
P 4th	410	Office	Relet	10,132	16,813	16,813	\$21.00 - 23.00/FS	Vacant	3 - 5 Yrs
P 4th	400 L	Office	Relet	6,681	16,813	16,813	\$21.00 - 23.00/FS	Vacant	3 - 5 Yrs
P 7th	725	Office	Relet	1,285	1,845	1,845	\$21.00/FS	Vacant	3 - 5 Yrs
P 7th	730	Office	Relet	560	1,845	1,845	\$21.00/FS	Vacant	3 - 5 Yrs
P 7th	750	Office	Relet	745	745	745	\$21.00/FS	30 Days	3 - 5 Yrs
P 8th	806	Office	Relet	1,785	1,785	1,785	\$21.00/FS	Vacant	3 - 5 Yrs
P 9th	915	Office	Relet	945	945	945	\$21.00/FS	30 Days	3 - 5 Yrs
P 10th	1043	Office	Relet	1,200	1,200	1,200	\$21.00/FS	Vacant	3 - 5 Yrs
P 11th	1120	Office	Relet	1,560	3,775	3,775	\$21.00/FS	Vacant	3 - 5 Yrs
P 11th		Office	Relet	2,200	2,200	2,200	\$21.00/FS	Vacant	3 - 5 Yrs
P 11th	1125	Office	Relet	830	830	830	\$21.00/FS	30 Days	3 - 5 Yrs
P 11th	1140	Office	Relet	2,215	3,775	3,775	\$21.00/FS	30 Days	3 - 5 Yrs
P 15th	1545	Office	Relet	845	845	845	\$21.00/FS	30 Days	3 - 5 Yrs
P 16th	1655	Office	Sublet	3,775	3,775	3,775	\$21.00/FS	30 Days	Thru Jul 2021
P 17th	1720	Office	Relet	1,315	1,315	1,315	\$21.00/FS	30 Days	3 - 5 Yrs
P 21st	2101	Office	Relet	1,060 - 2,256	2,256	2,256	\$21.00/FS	Vacant	3 - 5 Yrs
P 21st	2105	Office	Relet	1,200	1,200	1,200	\$21.00/FS	Vacant	3 - 5 Yrs

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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 24th	2460	Office	Relet	2,317	3,252	3,252	\$21.00/FS	Vacant	3 - 5 Yrs
P 24th	2401	Office	Relet	935	3,252	3,252	\$21.00/FS	Vacant	3 - 5 Yrs
P 24th	2470	Office	Relet	2,300	2,300	2,300	\$21.00/FS	Vacant	3 - 5 Yrs
P 26th	2601	Office	Relet	895	895	895	\$21.00/FS	Vacant	3 - 5 Yrs
P 28th	2800	Office	Relet	8,500	8,500	8,500	\$32.00/FS	Mar 2017	Negotiable

### SALE

Last Sale: Sold on Dec 5, 2007 for \$40,000,000 (\$122.52/SF)

### AMENITIES

24 Hour Availability, Atrium, Banking, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Metro/Subway, On Site Management

### TRANSPORTATION

Transit/Subway: 3 minute walk to 18th-California Transit Stop (D, F, H Lines)

Airport: 38 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Excellent Transit (87)

### KEY TENANTS

Immigration Naturalization Services	19,459 SF	Swiftpage Inc	16,826 SF
Toma West Management	11,660 SF	Bayless Group	11,094 SF
Healthcare Outsourcing Network, L.L.C.	10,403 SF	GWD Design	9,825 SF

