

# Lease Availability Report

## 1550 Wewatta - Triangle Building

Denver, CO 80202 - LoDo Submarket



### BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2015</b>
RBA:	<b>242,807 SF</b>
Floors:	<b>10</b>
Typical Floor:	<b>23,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>5,000 SF</b>
Max Contig:	<b>23,884 SF</b>
Total Available:	<b>54,494 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$3.62 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	New	6,726	6,726	6,726	Withheld	Vacant	Negotiable
E 5th	Office	New	5,000 - 23,884	23,884	23,884	Withheld	Vacant	Negotiable
E 7th	Office	New	5,000 - 23,884	23,884	23,884	Withheld	Vacant	Negotiable

### AMENITIES

Bus Line, Commuter Rail

### TRANSPORTATION

Parking:	100 free Surface Spaces are available; 196 Covered Spaces are available; Ratio of 1.00/1,000 SF
Transit/Subway:	3 minute walk to Union Station: LoDo-Coors Field-16th Street Mall (C, E, W Lines)
Airport:	35 minute drive to Denver International Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Excellent Transit (87)

### KEY TENANTS

WeWork	71,617 SF	Liberty Global plc	70,620 SF
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