

Lease Availability Report

1900 16th St - 1900 Sixteenth Street
 Denver, CO 80202 - Platte River Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2009
RBA:	400,538 SF
Floors:	17
Typical Floor:	23,500 SF

AVAILABILITY

Min Divisible:	2,474 SF
Max Contig:	8,839 SF
Total Available:	29,328 SF
Asking Rent:	\$25.00 - 45.00/NNN

EXPENSES PER SF

Total Expenses:	\$16.58 (2016)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	New	8,839	8,839	8,839	\$25.00 - 45.00/NNN	Vacant	TBD
P 1st		Retail	New	5,650	5,650	5,650	\$25.00 - 45.00/NNN	Negotiable	TBD
P 1st		Retail	New	2,970	2,970	2,970	\$25.00 - 45.00/NNN	Negotiable	TBD
P 2nd	200	Office	Sublet	3,676	3,676	3,676	Withheld	30 Days	1 - 3 Yrs
P 2nd	230	Office	Sublet	2,474	2,474	2,474	Withheld	30 Days	Thru Feb 2019
P 4th	475	Office	New	5,719	5,719	5,719	\$32.00/NNN	Vacant	3 - 5 Yrs

AMENITIES

Air Conditioning, Energy Star Labeled, Fitness Center, Restaurant, Signage

TRANSPORTATION

Parking:	Surface Spaces @ \$200.00/mo; Covered Spaces @ \$235.00/mo; Reserved Spaces @ \$285.00/mo; Ratio of 1.30/1,000 SF
Transit/Subway:	2 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

First Western Bank	48,584 SF	ReadyTalk	47,204 SF
PricewaterhouseCoopers LLP	40,702 SF	AON Inc.	29,335 SF
RubinBrown LLP	25,443 SF	Reilly Pozner LLP	23,742 SF

