

# Lease Availability Report

## 1801 California St - 1801 California

Denver, CO 80202 - CBD Submarket



### BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1982</b>
RBA:	<b>1,315,428 SF</b>
Floors:	<b>54</b>
Typical Floor:	<b>25,000 SF</b>
Core Factor:	<b>1.1%-1.2%</b>

### AVAILABILITY

Min Divisible:	<b>2,291 SF</b>
Max Contig:	<b>153,111 SF</b>
Total Available:	<b>367,986 SF</b>
Asking Rent:	<b>\$12.00 - 30.00</b>

### EXPENSES PER SF

Taxes:	<b>\$4.70 (2016)</b>
Opex:	<b>\$7.78 (2016)</b>
Total Expenses:	<b>\$12.49 (2016)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	250	Office	Relet	2,291	2,291	2,291	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 2nd	240	Office	Sublet	4,000 - 9,592	9,592	9,592	\$12.00 - 12.50/NNN	30 Days	Thru Jun 2022
E 3rd	300	Office	Relet	38,356	38,356	38,356	\$20.00 - 30.00/NNN	Jul 2016	Negotiable
P 6th		Office	Relet	19,638	19,638	153,111	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 7th	700	Office	Relet	35,819	35,819	153,111	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 8th	800	Office	Relet	32,785	32,785	153,111	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 9th	900	Office	Relet	32,429	32,429	153,111	\$20.00 - 30.00/NNN	Jul 2016	Negotiable
E 10th	1000	Office	Relet	32,440	32,440	153,111	\$20.00 - 30.00/NNN	Jul 2016	Negotiable
E 13th	1300	Office	Relet	31,479	31,479	31,479	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 17th	1750	Office	Relet	5,214	5,214	5,214	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 18th	1800	Office	Relet	7,292	7,292	7,292	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 24th	2400	Office	Relet	26,672	26,672	53,395	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 25th	2500	Office	Relet	26,723	26,723	53,395	\$20.00 - 30.00/NNN	Jun 2016	Negotiable
P 29th	2970	Office	Relet	2,906	2,906	2,906	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 37th	3750	Office	Relet	8,586	8,586	8,586	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 39th	3950	Office	Relet	4,635	4,635	4,635	\$20.00 - 30.00/NNN	Vacant	Negotiable
P 41st	4150	Office	Relet	7,568	7,568	7,568	\$20.00 - 30.00/NNN	Vacant	Negotiable
E 48th		Office	Sublet	21,408	21,408	21,408	\$26.50/FS	30 Days	Thru Jun 2017
E 50th		Office	Sublet	22,153	22,153	22,153	Withheld	30 Days	Negotiable



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### SALE

Last Sale: Sold on Dec 9, 2011 for \$215,000,000 (\$163.44/SF)

### AMENITIES

Banking, Bus Line, Commuter Rail, Conferencing Facility, Convenience Store, Dry Cleaner, Energy Star Labeled, Fitness Center, On Site Management, Restaurant

### TRANSPORTATION

Parking: 1,096 Covered Spaces @ \$200.00/mo; Reserved Spaces @ \$300.00/mo; Ratio of 0.83/1,000 SF

Transit/Subway: 2 minute walk to 18th-California Transit Stop (D, F, H Lines)

Airport: 38 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (95)

Transit Score ®: Excellent Transit (88)

### KEY TENANTS

Transamerica Corp	121,331 SF	U.S. Attorney's Office	73,115 SF
Kutak Rock, LLP	65,483 SF	Molson Coors Brewing Company	53,872 SF
Capmark Financial Group Inc.	43,757 SF	Patton Boggs	43,590 SF

