

Lease Availability Report

1675 Larimer St - 17th & Larimer
Denver, CO 80202 - LoDo Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1979; Renov 2009
RBA:	119,059 SF
Floors:	8
Typical Floor:	18,585 SF

AVAILABILITY

Min Divisible:	1,073 SF
Max Contig:	5,009 SF
Total Available:	16,014 SF
Asking Rent:	\$16.00 - 35.00

EXPENSES PER SF

Taxes:	\$4.40 (2015)
Opex:	\$6.41 (2011-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Retail	Relet	2,351	2,351	2,351	\$16.00 - 20.00/NNN	Vacant	3 - 7 Yrs
P 4th	400	Office	Relet	5,009	5,009	5,009	\$33.00 - 35.00/FS	Vacant	Negotiable
P 6th	690	Office	Relet	1,073	1,073	1,073	\$33.00 - 35.00/FS	Vacant	Negotiable
P 7th	725	Office	Sublet	3,371	3,371	3,371	\$30.00/FS	Vacant	Thru Aug 2018
P 8th	820	Office	Relet	4,210	4,210	4,210	\$33.00 - 35.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on May 31, 2011 for \$17,500,000 (\$146.99/SF) at 2.80% Cap

AMENITIES

Bus Line, Energy Star Labeled, Mezzanine, Restaurant

TRANSPORTATION

Parking: 55 Covered Spaces @ \$230.00/mo; Ratio of 0.50/1,000 SF

Transit/Subway: 8 minute walk to 16th-Stout Transit Stop (D, F, H Lines)

Airport: 36 minute drive to Denver International Airport

Walk Score @: Walker's Paradise (93)

Transit Score @: Rider's Paradise (90)

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KEY TENANTS

Blinker, Inc.	11,000 SF	Lario Oil & Gas Company	8,538 SF
Total Quality Logistics	8,292 SF	MapMyFitness	4,646 SF
TrackVia, Inc.	4,646 SF	i GET IT	4,000 SF

