

Lease Availability Report

1225 17th St - Seventeenth Street Plaza
Denver, CO 80202 - CBD Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1982
RBA:	672,465 SF
Floors:	32
Typical Floor:	21,015 SF

AVAILABILITY

Min Divisible:	150 SF
Max Contig:	74,617 SF
Total Available:	161,235 SF
Asking Rent:	\$28.50 - 31.00/NNN

EXPENSES PER SF

Taxes:	\$6.67 (2015)
Opex:	\$14.43 (2016)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	425	Office	Relet	10,570	10,570	74,617	\$28.50 - 31.00/NNN	Mar 2017	3 - 10 Yrs
E 5th	500	Office	Relet	21,359	21,359	74,617	\$28.50 - 31.00/NNN	Mar 2017	3 - 10 Yrs
E 6th	600	Office	Relet	21,359	21,359	74,617	\$28.50 - 31.00/NNN	Mar 2017	3 - 10 Yrs
E 7th	700	Office	Relet	21,329	21,329	74,617	\$28.50 - 31.00/NNN	Mar 2017	3 - 10 Yrs
P 16th	1660	Office	Relet	4,219	10,942	10,942	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 16th	1675	Office	Relet	4,876	10,942	10,942	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 16th	1670	Office	Relet	1,847	10,942	10,942	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 24th	2450	Office	Relet	3,539	3,539	3,539	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 24th	2440	Office	Relet	4,145	4,145	4,145	\$28.50 - 31.00/NNN	30 Days	3 - 10 Yrs
P 25th	2550	Office	Relet	12,593	12,593	19,149	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 26th	2650	Office	Relet	150 - 6,556	6,556	19,149	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 27th	2775	Office	Relet	5,714	5,714	5,714	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 28th	2825	Office	Relet	4,023	4,023	4,023	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 29th	2950	Office	Relet	15,622	15,622	15,622	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 30th	3050	Office	Relet	10,926	10,926	10,926	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 31st	3150	Office	Relet	5,729	12,558	12,558	\$28.50 - 31.00/NNN	Vacant	3 - 10 Yrs
P 31st	3125	Office	Relet	6,829	12,558	12,558	\$28.50 - 31.00/NNN	30 Days	3 - 10 Yrs

SALE

Last Sale: Sold on Jun 23, 2009 for \$134,250,000 (\$199.64/SF)

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AMENITIES

24 Hour Availability, Atrium, Bus Line, Commuter Rail, Concierge, Controlled Access, Courtyard, Dry Cleaner, Energy Star Labeled, Fitness Center, Mezzanine, Restaurant

TRANSPORTATION

Parking: 729 Covered Spaces @ \$210.00/mo; Reserved Spaces @ \$325.00/mo; Ratio of 1.08/1,000 SF

Transit/Subway: 7 minute walk to 18th-Stout Transit Stop (D, F, H Lines)

Airport: 36 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Rider's Paradise (90)

KEY TENANTS

CBRE	44,638 SF	KPMG - Denver, CO	36,000 SF
WilmerHale	30,612 SF	Marsh National Finance Center Llc	29,400 SF
M. Arthur Gensler Jr. & Associates, Inc.	22,525 SF	Ballard Spahr LLP	22,107 SF

