
Trinity Place

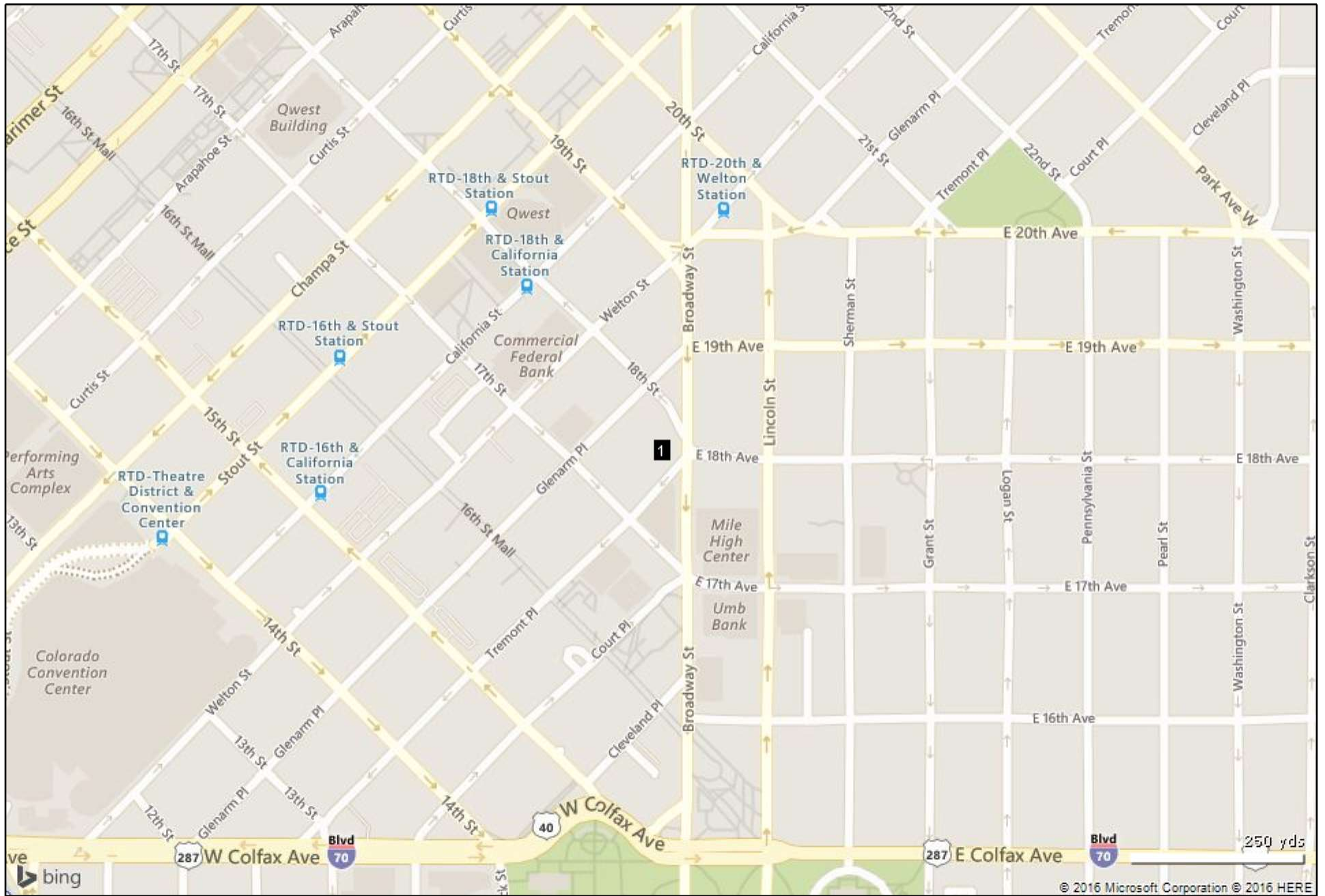
8/2/2016

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

Sean Bissell
(303) 296-8813 (phone)
(303) 296-8814 (fax)
sean@rarespace.com



© 2016 Microsoft Corporation © 2016 HERE

Lease Availability Report

1801 Broadway - Trinity Place
Denver, CO 80202 - CBD Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1981
RBA:	195,753 SF
Floors:	17
Typical Floor:	11,514 SF
Core Factor:	10%-13%

AVAILABILITY

Min Divisible:	1,045 SF
Max Contig:	12,181 SF
Total Available:	54,765 SF
Asking Rent:	\$17.00 - 22.00

EXPENSES PER SF

Taxes:	\$3.87 (2015)
Opex:	\$7.58 (2014)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	460	Office	Relet	2,647	2,647	2,647	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 6th	600	Office	Sublet	8,000 - 12,181	12,181	12,181	Withheld	60 Days	Thru Apr 2019
E 7th	700	Office	Relet	4,500 - 12,181	12,181	12,181	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 10th	1010	Office	Relet	2,594	2,594	2,594	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 11th	1150	Office	Relet	4,475	7,630	7,630	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 11th	1100	Office	Relet	3,155	7,630	7,630	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 12th	1210	Office	Relet	1,051	1,051	1,051	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 14th	1440	Office	Relet	3,121	4,701	4,701	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 14th	1445	Office	Relet	1,580	4,701	4,701	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 14th	1410	Office	Relet	1,045	1,045	1,045	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 15th	1510	Office	Sublet	2,949	2,949	2,949	\$22.00/FS	60 Days	Thru May 2018
P 17th	1700	Office	Relet	6,577	7,786	7,786	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs
P 17th	1750	Office	Relet	1,209	7,786	7,786	\$17.00 - 18.00/NNN	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Dec 15, 2014 for \$37,000,000 (\$189.01/SF)

AMENITIES

24 Hour Availability, Banking, Bus Line, Conferencing Facility, Hotel, Restaurant

Lease Availability Report

1801 Broadway - Trinity Place
Denver, CO 80202 - CBD Submarket



TRANSPORTATION

Parking: Reserved Spaces @ \$250.00/mo; Ratio of 0.90/1,000 SF

Transit/Subway: 5 minute walk to 20th-Welton Transit Stop (D Line)

Airport: 39 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Excellent Transit (87)

KEY TENANTS

Cathedral Energy Service	11,514 SF	Dinsmore & Shohl LLP	6,622 SF
Bank of Colorado	5,757 SF	Premier Group Insurance	5,757 SF
Gunnison Energy Corporation	5,121 SF	Onsager, Guyerson, Fletcher & Johnson LLC	5,028 SF