
Model N

8/31/2016

PREPARED BY:



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

Tom Grotewold
CEO
(303) 296-8800 (phone)
(303) 296-8814 (fax)
tom@rarespace.com

Lease Availability Report

717 17th St - Johns Manville Plaza

Denver, CO 80202 - CBD Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1978
RBA:	693,565 SF
Floors:	29
Typical Floor:	24,000 SF
Core Factor:	8%-15%

AVAILABILITY

Min Divisible:	1,210 SF
Max Contig:	73,209 SF
Total Available:	246,455 SF
Asking Rent:	\$12.00 - 25.00/NNN

EXPENSES PER SF

Taxes:	\$4.60 (2016)
Opex:	\$8.34 (2016)
Total Expenses:	\$12.94 (2016)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Retail	Relet	2,730	2,730	2,730	Withheld	Vacant	Negotiable
P 1st	C- 1	Retail	Relet	1,500	1,500	1,500	Withheld	Vacant	Negotiable
P 1st	C-2	Retail	Relet	1,210	1,210	1,210	Withheld	Vacant	Negotiable
P 6th	600	Office	Relet	14,912	14,912	38,651	\$19.00/NNN	Vacant	Negotiable
P 6th	650	Office	Relet	3,507	3,507	3,507	\$19.00/NNN	30 Days	Negotiable
P 6th	675	Office	Relet	5,320	5,320	5,320	\$19.00/NNN	30 Days	Negotiable
E 7th	700	Office	Relet	23,739	23,739	38,651	\$19.00/NNN	Vacant	Negotiable
P 14th	1400	Office	Sublet	10,000	10,000	10,000	\$12.00/NNN	30 Days	Thru Aug 2017
P 15th	1525	Office	Relet	3,643	3,643	3,643	\$21.00/NNN	Vacant	3 - 10 Yrs
P 16th	1625	Office	Relet	3,467	9,068	9,068	\$21.00/NNN	Vacant	5 - 10 Yrs
P 16th	1675	Office	Relet	5,601	9,068	9,068	\$21.00/NNN	Vacant	5 - 10 Yrs
P 19th	1910	Office	Relet	6,058	6,058	6,058	\$21.00/NNN	Vacant	3 - 10 Yrs
P 19th		Office	Sublet	18,350	18,350	18,350	\$25.00/NNN	30 Days	Negotiable
E 21st	2100	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
E 22nd	2200	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
E 23rd	2300	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
E 25th		Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
E 26th		Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs

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Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 27th		Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs

SALE

Last Sale: Portfolio of 2 Office Properties in Denver, CO Sold on Dec 3, 2013 for \$286,550,000 (\$228.03/SF)

AMENITIES

24 Hour Availability, Banking, Bus Line, Commuter Rail, Conferencing Facility, Controlled Access, Convenience Store, Courtyard, Dry Cleaner, Energy Star Labeled, Fitness Center, Hotel, Mail Room, On Site Management, Pool, Restaurant, Security System

TRANSPORTATION

Parking: 295 Covered Spaces @ \$175.00/mo; Reserved Spaces @ \$240.00/mo; Ratio of 1.00/1,000 SF

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

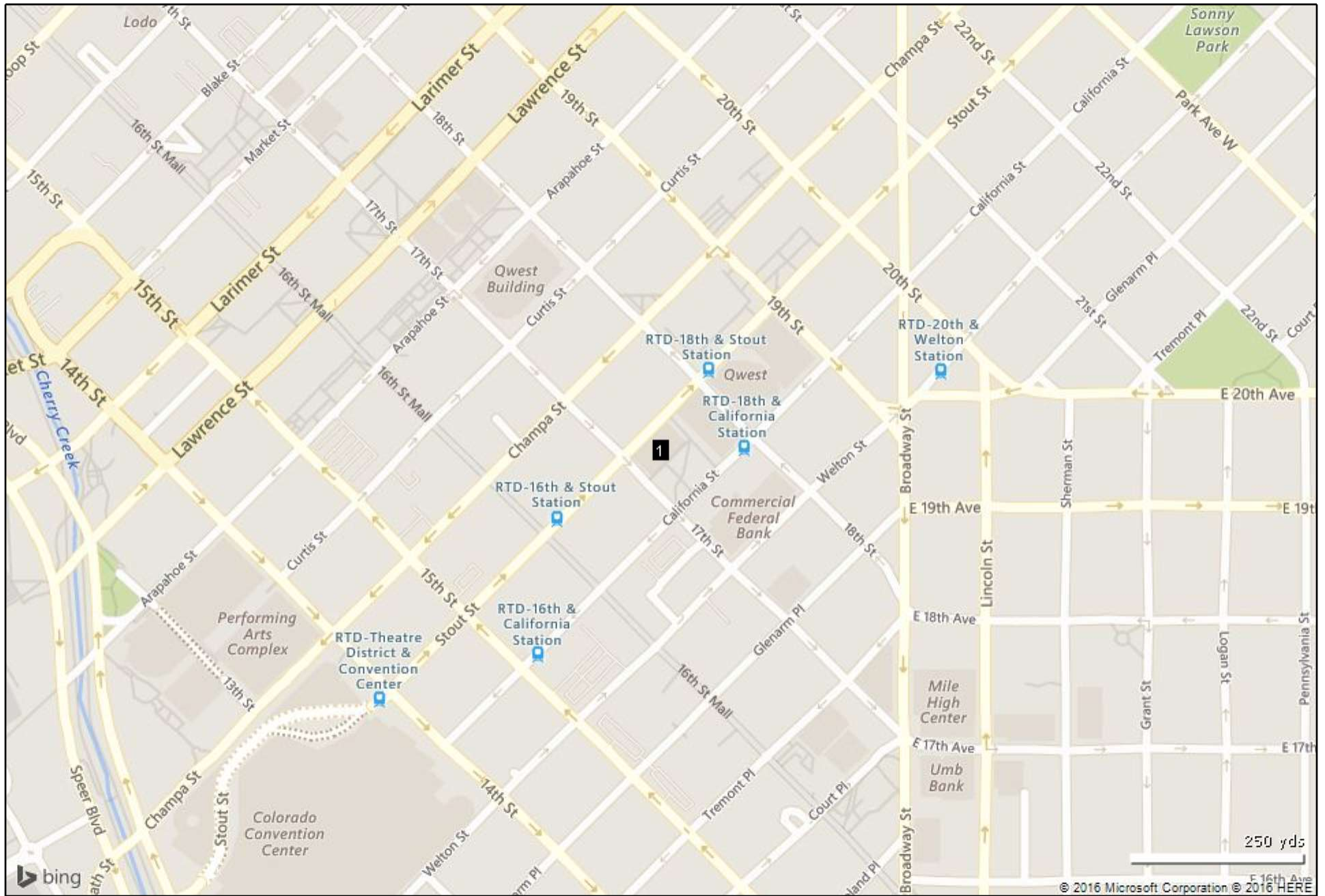
Airport: 38 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Rider's Paradise (92)

KEY TENANTS

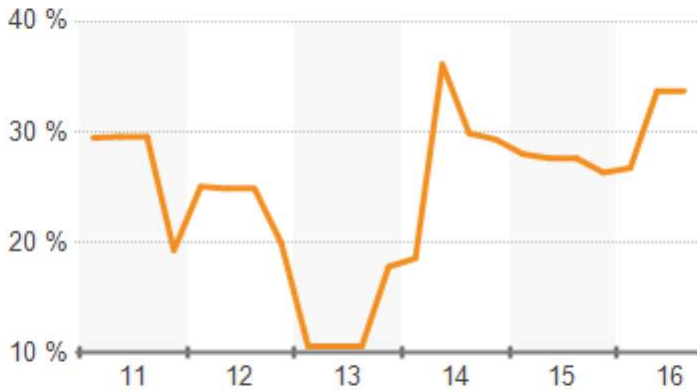
Johns Manville Corporation	118,865 SF	Service Source	71,319 SF
Baker Hughes	42,787 SF	Suncor Energy U.S.A. Inc	24,437 SF
TD Ameritrade Trust Company	24,403 SF	Calfrac Well Services Ltd.	23,771 SF



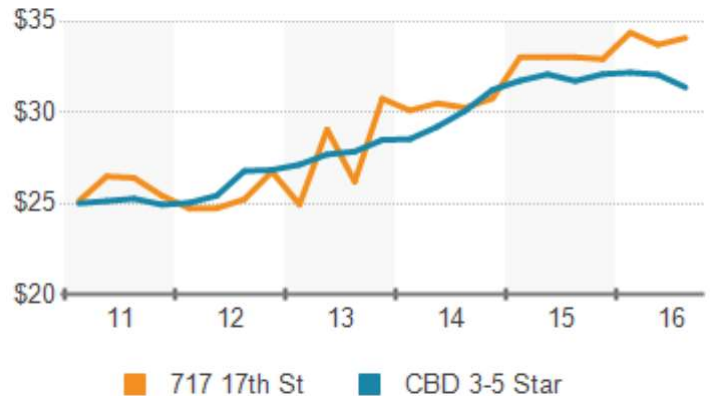
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Office	717 17th St	CBD 3-5 Star	CBD	Denver
Buildings	1	101	131	5,147
Existing SF	693,565	26,235,875	26,669,448	164,674,325
Average Building SF	693,565	259,761	203,583	31,994
Under Construction	-	1,071,015	1,071,015	4,264,766
Leasing				
Gross Rent Per SF	\$34.08	\$31.37	\$31.33	\$25.06
Vacancy Rate	33.7%	12.7%	12.7%	10.2%
Available Spaces	19	641	652	4,714
Available SF	246,455	5,548,271	5,581,986	25,824,710
12 Mo. Absorption SF	-42,350	-214,844	-183,624	2,636,070
12 Mo. Leasing SF	61,724	3,041,294	3,084,850	13,767,793
Sales Past Year				
Properties	-	6	7	337
Sales Volume (Mil.)	-	\$175	\$179	\$2,010
Avg Sale Price (Mil.)	-	\$35	\$30	\$6.7
Sale Price Per SF	-	\$231	\$230	\$174
Cap Rate	-	6.0%	6.0%	7.0%

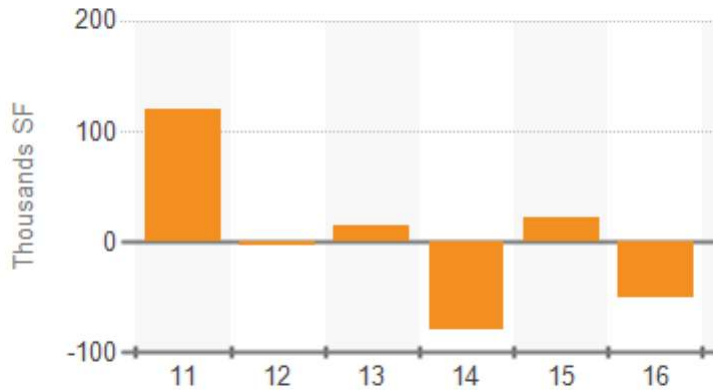
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

