

1675 Larimer St - 17th & Larimer



Location: **17th & Larimer**
NWC 16th St & Larimer St
Downtown Cluster
LoDo Submarket
Denver County
Denver, CO 80202

Building Type: **Class B Office**

Status: **Built Jan 1979, Renov Jan 2009**

Stories: **8**

RBA: **119,059 SF**

Typical Floor: **18,585 SF**

Total Avail: **22,812 SF**

% Leased: **0%**

Developer: -
 Management: **Unico Properties**
 Recorded Owner: **17th & Larimer Llc**

Expenses: **2015 Tax @ \$4.40/sf; 2013 Combined Est Tax/Ops @ \$9.94/sf**

Parcel Number: **2331-09-038**

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

Amenities: **Bus Line, Energy Star Labeled, LEED Certified - Silver, Mezzanine, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	1,099	1,099	1,099	\$39.00/fs	03/2017	3-5 yrs	Direct
P 1st / Suite E	2,351	2,351	2,351	\$16.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 4th / Suite 420	3,518	3,518	3,518	\$33.00-\$35.00/fs	Vacant	3-5 yrs	Direct
P 4th / Suite 440	933	933	933	\$33.00-\$35.00/fs	Vacant	3-5 yrs	Direct
P 6th / Suite 600	6,257	6,257	6,257	\$33.00-\$35.00/fs	Vacant	3-5 yrs	Direct
P 6th / Suite 690	1,073	1,073	1,073	\$33.00-\$35.00/fs	Vacant	3-5 yrs	Direct
P 7th / Suite 725	3,371	3,371	3,371	\$25.00/fs	Vacant	Thru Aug 2018	Sublet
P 8th / Suite 820	4,210	4,210	4,210	\$33.00-\$35.00/fs	Vacant	3-5 yrs	Direct