

# Lease Availability Report

## 1801 Wewatta St - Union Tower West

Denver, CO 80202 - Platte River Submarket



### BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2017</b>
RBA:	<b>112,651 SF</b>
Floors:	<b>12</b>
Typical Floor:	<b>25,575 SF</b>

### AVAILABILITY

Min Divisible:	<b>2,000 SF</b>
Max Contig:	<b>25,181 SF</b>
Total Available:	<b>36,101 SF</b>
Asking Rent:	<b>\$\$\$33.00 - \$34.00/NNN</b>

### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	Retail	New	4,230	4,230	4,230	Withheld	Vacant	7 - 15 Yrs
P 9th	Office	New	2,000 - 6,690	6,690	6,690	\$33.00 - 34.00/NNN	Vacant	7 - 15 Yrs
E 11th	Office	New	10,000 - 25,181	25,181	25,181	\$33.00 - 34.00/NNN	Vacant	7 - 15 Yrs

### AMENITIES

Bus Line, Commuter Rail, Fitness Center

### TRANSPORTATION

Parking: 300 Covered Spaces @ \$220.00/mo; Reserved Spaces @ \$250.00/mo; Ratio of 1.25/1,000 SF

Walk Score ®: Walker's Paradise (90)

Transit Score ®: Excellent Transit (89)

### KEY TENANTS

Husch Blackwell Sanders LLP	42,459 SF	Bartlit Beck Herman Palenchar	25,181 SF
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