

Lease Availability Report

999 18th St - Denver Place

Denver, CO 80202 - CBD Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1985
RBA:	909,685 SF
Floors:	34
Typical Floor:	26,254 SF
Core Factor:	16.5%

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	25,666 SF
Total Available:	174,625 SF
Asking Rent:	\$23.00 - \$24.00/NNN

EXPENSES PER SF

Taxes:	\$4.16 (2016)
Opex:	\$6.83 (2015)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107	Off/Ret	Relet	3,185	3,185	3,185	Withheld	Vacant	Negotiable
P 1st	142	Off/Ret	Relet	2,360	2,360	2,360	Withheld	Vacant	Negotiable
P 2nd	200	Office	Relet	9,100 - 25,489	25,489	25,489	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 7th	N 745	Office	Relet	2,354	2,354	2,354	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 7th	N 701	Office	Relet	3,414	3,414	3,414	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 8th	N 825	Office	Relet	5,274	5,274	5,274	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 8th	N 855	Office	Relet	3,797	3,797	3,797	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 10th	S 1000	Office	Relet	12,327	12,327	12,327	\$23.00 - 24.00/NNN	Jun 2017	Negotiable
P 11th	S 1100	Office	Relet	12,313	12,313	12,313	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 11th	N 1105/	Office	Relet	9,893	9,893	9,893	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 12th	S 1200	Office	Relet	5,258	5,258	5,258	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 14th	N 1401	Office	Relet	2,545	2,545	2,545	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 14th	S 1450	Office	Relet	6,832	6,832	6,832	\$23.00 - 24.00/NNN	Jun 2017	Negotiable
P 16th	N 1615	Office	Relet	5,438	5,438	5,438	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 16th	S 1650	Office	Relet	5,139	5,139	5,139	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 17th	N 1755	Office	Relet	2,946	2,946	2,946	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 17th	S 1740	Office	Relet	5,827	5,827	5,827	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 19th	N 1925	Office	Relet	4,021	4,021	4,021	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 20th	N 2075	Office	Relet	2,120	3,949	3,949	\$23.00 - 24.00/NNN	Vacant	Negotiable

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Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 20th	N 2055	Office	Relet	1,829	3,949	3,949	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 21st	S 2150	Office	Relet	2,518	2,518	2,518	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 21st	N 2101	Office	Relet	6,373	6,373	6,373	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 22nd	N 2201	Office	Relet	12,833	12,833	25,666	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 23rd	N 2301	Office	Relet	12,833	12,833	25,666	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 25th	S 2500	Office	Relet	8,082	12,707	12,707	\$23.00 - 24.00/NNN	Vacant	Negotiable
P 25th	S2550	Office	Relet	4,625	12,707	12,707	\$23.00 - 24.00/NNN	Jun 2017	Negotiable
P 30th	S 3000	Office	Sublet	100 - 5,000	5,000	5,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Jun 6, 2007 for \$200,000,000 (\$219.86/SF)

AMENITIES

24 Hour Availability, Banking, Commuter Rail, Conferencing Facility, Controlled Access, Day Care, Energy Star Labeled, Fitness Center, Hotel, On Site Management, Restaurant

TRANSPORTATION

Parking: 929 Covered Spaces @ \$210.00/mo; Reserved Spaces @ \$260.00/mo; Ratio of 1.00/1,000 SF

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

Airport: 36 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Rider's Paradise (92)

KEY TENANTS

Health Grades Inc.	78,737 SF	Epicor HCM	25,489 SF
BBVA Compass	25,412 SF	Regus	25,412 SF
Craftsy	25,215 SF	Personal Capital Advisors Corporation	24,236 SF