

# 370 17th St - Republic Plaza



Location: **Republic Plaza**  
**Downtown Cluster**  
**CBD Submarket**  
**Denver County**  
**Denver, CO 80202**

Building Type: **Class A Office**

Status: **Built 1984**

Stories: **56**

RBA: **1,328,369 SF**

Typical Floor: **22,875 SF**

Total Avail: **244,990 SF**

% Leased: **94.0%**

Developer: **Oxford-Anschutz Development**  
 Management: **Brookfield Office Properties, Inc.**  
 Recorded Owner: **Bop Republic Plaza I Llc**

Expenses: **2012 Tax @ \$5.01/sf, 2014 Est Tax @ \$5.78/sf; 2014 Ops @ \$8.31/sf, 2005 Est Ops @ \$10.04/sf**

Parcel Number: **2346-09-015**

Parking: **200 Covered Spaces @ \$260.00/mo; Ratio of 0.67/1,000 SF**

Amenities: **Atrium, Banking, Concierge, Dry Cleaner, Energy Star Labeled, Food Court, LEED Certified - Gold, Mail Room, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	2,157	2,157	2,157	\$30.00/nnn	Vacant	5-10 yrs	Direct
E 2nd	23,992	26,977	98,639	\$23.00/nnn	07/2017	Negotiable	Direct
P 2nd / Suite Annex	2,985	26,977	98,639	\$23.00/nnn	30 Days	Negotiable	Direct
E 3rd	23,905	23,905	98,639	\$23.00/nnn	Vacant	Negotiable	Direct
E 4th	23,884	23,884	98,639	\$23.00/nnn	07/2017	Negotiable	Direct
E 5th	23,873	23,873	98,639	\$23.00/nnn	07/2017	Negotiable	Direct
P 19th / Suite 1900	1,993	1,993	1,993	\$24.00-\$28.00/nnn	30 Days	5-10 yrs	Direct
P 20th	12,272	12,272	12,272	\$24.00-\$28.00/nnn	Vacant	Negotiable	Direct
P 21st	13,805	13,805	13,805	\$24.00-\$28.00/nnn	05/2019	Negotiable	Direct
E 29th	24,476	24,476	48,948	\$24.00-\$28.00/nnn	30 Days	Negotiable	Direct
E 30th	24,472	24,472	48,948	\$24.00-\$28.00/nnn	30 Days	Negotiable	Direct

## 370 17th St - Republic Plaza(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 31st	8,808	8,808	8,808	\$17.00/nnn	Vacant	Negotiable	Sublet
P 34th / Suite 3400	10,534	10,534	10,534	\$24.00-\$28.00/nnn	30 Days	5-10 yrs	Direct
P 39th	10,065	10,065	10,065	\$24.00-\$28.00/nnn	Vacant	Negotiable	Direct
P 49th / Suite 4900	5,917	5,917	5,917	\$24.00-\$28.00/nnn	30 Days	5-10 yrs	Direct
E 52nd / Suite 5200	25,047	25,047	25,047	\$24.00-\$28.00/nnn	Vacant	5-10 yrs	Direct
P 56th	6,805	6,805	6,805	\$27.00-\$29.00/nnn	Vacant	5-10 yrs	Direct