

1125 17th St - 1125 Seventeenth Street



Location: **1125 Seventeenth Street**
AKA 1735 Lawrence St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1980**

Stories: **25**

RBA: **499,975 SF**

Typical Floor: **19,999 SF**

Total Avail: **81,929 SF**

% Leased: **88.1%**

Developer: **Fulenwider, Inc.**
 Management: **Hines**
 Recorded Owner: **1125 17th Street LLC**

Expenses: **2016 Tax @ \$5.70/sf, 2011 Est Tax @ \$3.14/sf; 2010 Ops @ \$7.05/sf, 2011 Est Ops @ \$6.90/sf**

Parcel Number: **2345-20-025**

Parking: **372 Covered Spaces @ \$215.00/mo; Reserved Spaces @ \$275.00/mo; Ratio of 1.10/1,000 SF**

Amenities: **24 Hour Availability, Banking, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, On Site Management, Property Manager on Site, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 400	10,385	10,385	10,385	\$18.00/fs	30 Days	Thru Nov 2019	Sublet
P 23rd / Suite 2350	2,693	2,693	2,693	\$25.00/fs	Vacant	Thru Aug 2018	Sublet