

4600 S Ulster St - Metropoint I - Denver Tech Center



Location: **Metropoint I**
NEC Ulster/Tufts
Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **14**

RBA: **280,417 SF**

Typical Floor: **21,849 SF**

Total Avail: **51,022 SF**

% Leased: 86.1%

Developer: **Homart Development Company**
 Management: **CBRE**
 Recorded Owner: **CSHV Denver Tech Center LLC**

Expenses: **2017 Combined Tax/Ops @ \$11.02/sf; 2009 Est Ops @ \$7.16/sf**

Parcel Number: **7092-00-043, 7093-00-095, 7094-00-070**

Parking: **Free Surface Spaces; Covered Spaces @ \$65.00/mo; Reserved Spaces @ \$75.00/mo; Ratio of 4.00/1,000 SF**

Amenities: **24 Hour Availability, Air Conditioning, Bus Line, Commuter Rail, Concierge, Conferencing Facility, Controlled Access, Courtyard, Energy Star Labeled, Fitness Center, Food Service, Mail Room, On Site Management, Property Manager on Site ...**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 220	3,085	3,085	3,085	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
E 3rd / Suite 300	21,230	21,230	21,230	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
P 8th / Suite 800	4,861	4,861	4,861	\$25.00-\$27.00/fs	09/2017	1-10 yrs	Direct
P 12th / Suite 1225	5,116	5,116	5,116	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
P 13th / Suite 1300	9,657	9,657	9,657	\$25.00-\$27.00/fs	Vacant	1-10 yrs	Direct
P 14th / Suite 1450	7,073	7,073	7,073	\$25.00-\$27.00/fs	11/2017	Negotiable	Direct