

# Lease Availability Report

## 1550 Wewatta St - Triangle Building

Denver, CO 80202 - LoDo Submarket



### BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2015</b>
RBA:	<b>227,000 SF</b>
Floors:	<b>10</b>
Typical Floor:	<b>23,000 SF</b>

### AVAILABILITY

Min Divisible:	<b>4,000 SF</b>
Max Contig:	<b>4,000 SF</b>
Total Available:	<b>4,000 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$10.08 (2016)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 5th	500	Office	New	<b>4,000</b>	4,000	4,000	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on May 3, 2017 for \$154,000,000 (\$678.41/SF)

### AMENITIES

Bus Line, Commuter Rail, LEED Certified - Gold

### TRANSPORTATION

Parking: 196 Covered Spaces are available; Ratio of 1.00/1,000 SF

Walk Score ®: Very Walkable (86)

Transit Score ®: Rider's Paradise (95)

### KEY TENANTS

WeWork	71,617 SF	Liberty Global plc	70,620 SF
Gill Foundation	9,033 SF	Capital One Café	8,600 SF
Streech Properties	3,000 SF	Colorado Legal Assoc	600 SF