

# 1444 Wazee St - Elephant Corral 1



Location: **Elephant Corral 1  
Downtown Cluster  
LoDo Submarket  
Denver County  
Denver, CO 80202**

Building Type: **Class B Office**

Status: **Built 1880, Renov 1983**

Stories: **3**

RBA: **57,200 SF**

Typical Floor: **18,717 SF**

Total Avail: **18,872 SF**

**% Leased: 80.2%**

Developer: -

Management: **Unico Properties**

Recorded Owner: **Unico Bop Elephant Corral Llc**

**Expenses: 2016 Tax @ \$2.88/sf; 2016 Ops @ \$9.34/sf**

Parcel Number: **2331-19-022**

Parking: **71 Surface Spaces @ \$185.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **Bus Line, Conferencing Facility, Courtyard, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	1,715	3,299	3,299	\$14.00-\$16.00/nnn	90 Days	3-5 yrs	Direct
P 1st / Suite 120	1,584	3,299	3,299	\$14.00-\$16.00/nnn	30 Days	3-5 yrs	Direct
P 1st / Suite 130/133	6,811	6,811	6,811	\$14.00-\$16.00/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite 135	2,361	2,361	2,361	\$14.00-\$16.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 201	2,150	2,150	2,150	\$25.00-\$27.00/nnn	Vacant	3-5 yrs	Direct
P 2nd / Suite 222	4,251	4,251	4,251	\$25.00-\$27.00/nnn	60 Days	3-5 yrs	Direct