

999 18th St - Denver Place



Location: **Denver Place**
NWC 18th St & Champa St
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **34**

RBA: **909,685 SF**

Typical Floor: **26,254 SF**

Total Avail: **189,404 SF**

% Leased: 83.2%

Developer: -

Management: **LBA Realty**

Recorded Owner: **LBA Realty Fund III-Company III, LLC**

Expenses: **2016 Tax @ \$4.16/sf, 2010 Est Tax @ \$3.93/sf; 2015 Ops @ \$6.83/sf, 2010 Est Ops @ \$10.41/sf**

Parcel Number: **2345-11-029**

Parking: **929 Covered Spaces @ \$210.00/mo; Reserved Spaces @ \$260.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **24 Hour Availability, Banking, Commuter Rail, Conferencing Facility, Controlled Access, Day Care, Energy Star Labeled, Fitness Center, Hotel, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 107	3,185	3,185	3,185	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 142	2,360	2,360	2,360	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 200	9,100 - 25,489	25,489	25,489	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 7th / Suite N 765	3,424	3,424	3,424	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 8th / Suite N 825	5,163	5,163	5,163	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 8th / Suite N 855	3,718	3,718	3,718	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 10th / Suite S 1000	12,327	12,327	12,327	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 11th / Suite N 1105/1125	9,893	9,893	9,893	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 11th / Suite S 1100	12,313	12,313	12,313	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 11th / Suite S 1120	3,068	3,068	3,068	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 12th / Suite N 1201	12,607	12,607	12,607	\$23.00-\$24.00/nnn	04/2018	Negotiable	Direct

999 18th St - Denver Place(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 12th / Suite S1220	2,061	2,061	2,061	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 14th / Suite 1400/1450	6,183	6,183	6,183	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 16th / Suite N 1615	5,438	5,438	5,438	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 16th / Suite S 1650	5,139	5,139	5,139	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 17th / Suite S 1740	5,827	12,298	12,298	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 17th / Suite S1750	6,471	12,298	12,298	\$23.00-\$24.00/nnn	02/2018	Negotiable	Direct
P 19th / Suite N 1925	4,021	4,021	4,021	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 20th / Suite N 2075	2,120	2,120	2,120	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 21st / Suite S 2150	2,518	2,518	2,518	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 22nd / Suite N 2201	12,833	12,833	25,666	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 23rd / Suite N 2301	12,833	12,833	25,666	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 25th / Suite S 2500	8,082	12,707	12,707	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 25th / Suite S2550	4,625	12,707	12,707	\$23.00-\$24.00/nnn	Vacant	Negotiable	Direct
P 30th / Suite S 3000	100 - 5,000	5,000	5,000	Withheld	30 Days	Negotiable	Sublet
P 34th / Suite S3400	12,706	12,706	12,706	\$23.00-\$24.00/nnn	01/2018	Negotiable	Direct