

600 17th St - Dominion Towers



Location: **Dominion Towers**
Corner of 17th and Welton Streets
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **28**

RBA: **613,528 SF**

Typical Floor: **28,000 SF**

Total Avail: **117,312 SF**

% Leased: 84.7%

Developer: **Carma Venture/Highfield**
 Management: **Hines Management**
 Recorded Owner: **FSP 600 17th Street LLC**

Expenses: **2016 Tax @ \$4.63/sf; 2016 Combined Est Tax/Ops @ \$13.00/sf**

Parcel Number: **2345-28-022**

Parking: **Reserved Spaces @ \$285.00/mo; 276 Covered Spaces @ \$200.00/mo; 23 Surface Spaces are available; Ratio of 0.50/1,000 SF**

Amenities: **24 Hour Availability, Conferencing Facility, Convenience Store, Energy Star Labeled, Fitness Center, On Site Management, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 210N	2,533	4,485	4,485	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 2nd / Suite 215N	1,952	4,485	4,485	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 4th / Suite 450N	8,608	8,608	8,608	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 6th / Suite 600S	3,402	3,402	3,402	Withheld	Vacant	Negotiable	Direct
P 6th / Suite 610S	2,443	2,443	2,443	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 7th / Suite 700S	2,428	4,687	4,687	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 7th / Suite 710N	4,597	4,597	4,597	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 7th / Suite 725S	2,259	4,687	4,687	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 14th / Suite 1400S	13,722	13,722	13,722	\$19.00-\$21.00/nnn	Vacant	Negotiable	Direct
P 16th / Suite 1600N	14,415	28,213	42,628	\$19.00-\$21.00/nnn	Vacant	Negotiable	Direct

600 17th St - Dominion Towers(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 16th / Suite 1600S	13,798	28,213	42,628	\$19.00-\$21.00/nnn	Vacant	Negotiable	Direct
P 17th / Suite 1700N	14,415	14,415	42,628	\$19.00-\$21.00/nnn	Vacant	Negotiable	Direct
P 18th / Suite 1800S	15,340	15,340	15,340	Withheld	Vacant	Thru Mar 2020	Sublet
P 18th / Suite 1815N	1,515	1,515	1,515	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 18th / Suite 1850N	5,524	5,524	5,524	\$19.00-\$21.00/nnn	Vacant	5 yrs	Direct
P 20th / Suite 2010S	4,223	4,223	4,223	\$19.00-\$21.00/nnn	03/2018	5 yrs	Direct
P 21st / Suite 2106	200	200	200	\$15.30/fs	Vacant	Negotiable	Sublet
P 21st / Suite 2126	183	183	183	\$13.75/fs	Vacant	Thru Dec 2018	Sublet
P 23rd / Suite 2325S	2,565	2,565	2,565	\$19.00-\$21.00/nnn	Vacant	Negotiable	Direct
P 28th / Suite 28	120	120	120	Withheld	30 Days	Negotiable	Sublet
P 28th / Suite 2800	2,500	2,500	2,500	Withheld	30 Days	Negotiable	Sublet
P 28th / Suite 2812	125	125	125	Withheld	Vacant	Thru Dec 2018	Sublet
P 28th / Suite 2814	135	135	135	\$14.18/fs	Vacant	Negotiable	Sublet
P 28th / Suite 2849	110	110	110	\$7.80/fs	Vacant	Negotiable	Sublet
P 28th / Suite 2853	200	200	200	\$81.00/fs	Vacant	Thru Dec 2018	Sublet