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# Comcast Spotlight Building Information

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PREPARED BY:



**Rare Space Inc.**

1331 17th St, M-100  
Denver, CO 80202

**Tanner Mason**

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# 1899 Wynkoop St



Location: **Central Business District Cluster  
LoDo Submarket  
Denver County  
Denver, CO 80202**

Building Type: **Class A Office/Office with street-level Retail**

Status: **Built May 2000**

Stories: **9**

RBA: **170,000 SF**

Typical Floor: **18,328 SF**

Total Avail: **105,088 SF**

% Leased: **74.8%**

Developer: **The Nichols Partnership, Inc.**  
Management: **Centennial Realty Advisors**  
Recorded Owner: **Wynkoop LLC**

Parcel Number: **2332-01-009**

Parking: **248 Covered Spaces are available; 62 Surface Spaces are available; Ratio of 2.00/1,000 SF**

Amenities: **Balconies, Banking, Corner Lot, Energy Star Labeled, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	3,504	3,504	3,504	\$24.00/fs	Vacant	Thru Dec 2010	Sublet
P 1st / Suite 150	3,504	3,504	3,504	\$28.00-\$30.00/fs	Vacant	Negotiable	Direct
P 2nd / Suite 200	4,000 - 12,353	12,353	12,353	\$12.00/fs	Vacant	Thru Aug 2010	Sublet
P 2nd / Suite 200	4,000 - 12,353	12,353	37,341	\$28.00-\$30.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 300	4,000 - 24,988	24,988	37,341	\$28.00-\$30.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 300	4,000 - 24,988	24,988	24,988	\$12.00/fs	Vacant	Thru Aug 2010	Sublet
P 5th / Suite 500	2,000	2,000	2,000	\$28.00-\$30.00/fs	Vacant	Negotiable	Direct
E 7th	21,398	21,398	21,398	\$28.00-\$30.00/fs	30 Days	Negotiable	Direct