
First American REO Servicing

PREPARED BY:



Rare Space Inc.

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

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1670 Broadway



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

Building Type: **Class A Office**

Status: **Built 1980**

Stories: **36**

RBA: **697,395 SF**

Typical Floor: **21,500 SF**

Total Avail: **204,655 SF**

% Leased: **98.2%**

Developer: **Reliance Development Group**
 Management: **Cushman & Wakefield of Colorado**
 Recorded Owner: **1670 Broadway Investors LLC**

Expenses: **2009 Ops @ \$11.51/sf, 2010 Est Ops @ \$11.22/sf**

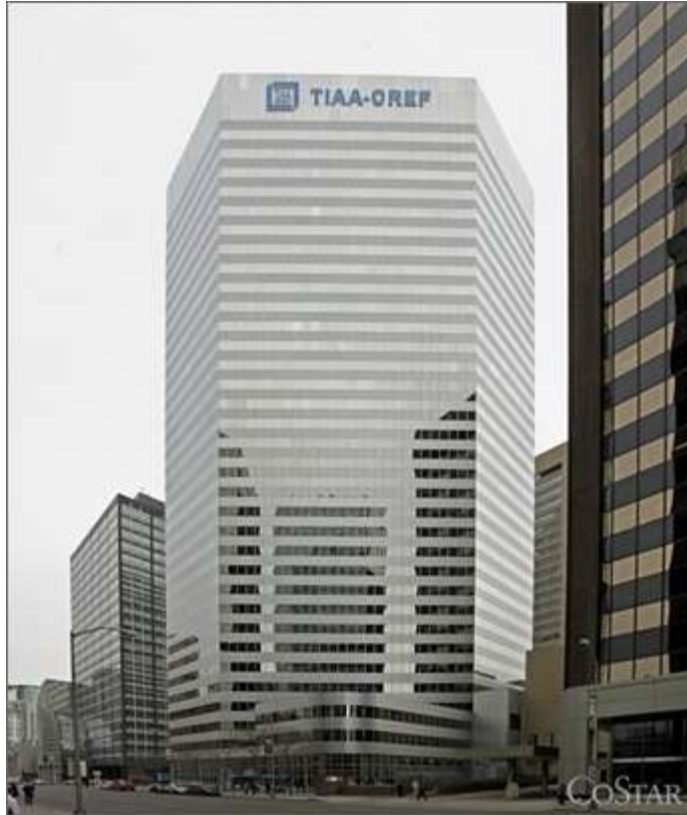
Parcel Number: **2349-35-027**

Parking: **521 Covered Spaces @ \$175.00/mo; Reserved Spaces @ \$225.00/mo; Ratio of 0.60/1,000 SF**

Amenities: **Bus Line, Convenience Store, Energy Star Labeled, Food Service, LEED Certified - Silver, LEED Registered, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 5th / Suite 500	7,201	7,201	7,201	\$30.00-\$32.00/fs	Vacant	Negotiable	Direct
P 5th	15,000	15,000	15,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 6th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
P 8th / Suite 875	5,434	5,434	5,434	\$30.00-\$32.00/fs	Vacant	Negotiable	Direct
E 11th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 12th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 14th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 26th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 27th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
E 28th	20,000	20,000	20,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet
P 29th	15,000	15,000	15,000	\$20.00-\$22.00/fs	Negotiable	Thru Dec 2018	Sublet

1670 Broadway(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 35th / Suite 3500	22,020	22,020	22,020	\$34.00-\$36.00/fs	04/2010	Negotiable	Direct