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# TAKRAF Building Information

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PREPARED BY:

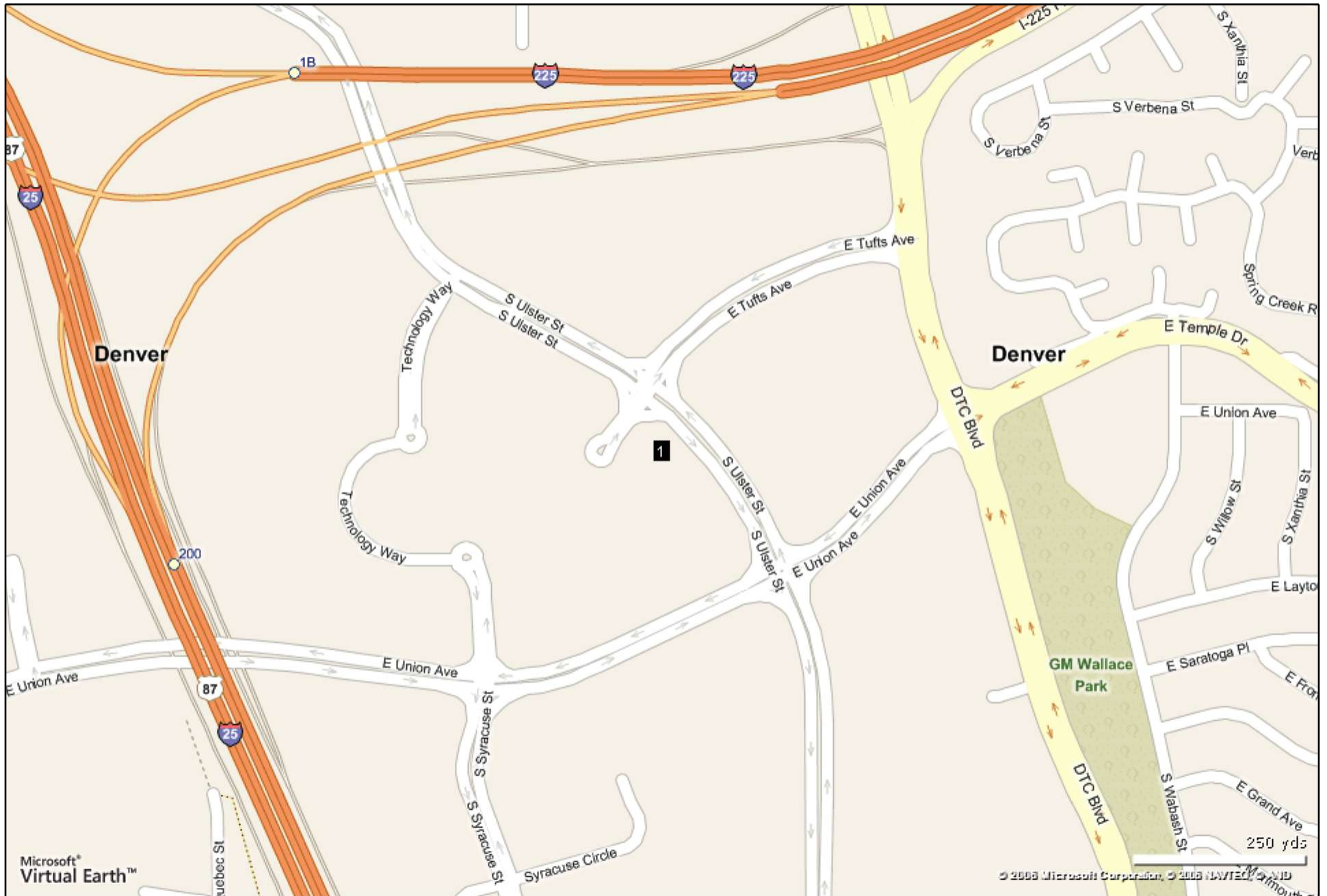


**Rare Space Inc.**

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

**Tanner Mason**

Broker  
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# 4643 S Ulster St - Regency Plaza



Location: **Regency Plaza**  
**Southeast Denver Cluster**  
**Denver Tech Center Submarket**  
**Denver County**  
**Denver, CO 80237**

Building Type: **Class A Office**

Status: **Built 1985**

Stories: **15**

RBA: **309,862 SF**

Typical Floor: **20,657 SF**

Total Avail: **66,410 SF**

% Leased: **89.7%**

Developer: **Miller Global Properties LLC**  
 Management: **Transwestern**  
 Recorded Owner: **Cornerstone Real Estate Advisers LLC**

Parcel Number: **7093-00-068**

Parking: **Reserved Spaces @ \$100.00/mo; 16 Surface Spaces are available; 913 Covered Spaces @ \$50.00/mo; Ratio of 2.99/1,000 SF**

Amenities: **Card Key Access, Conferencing Facility, Energy Star Labeled, Food Service, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 325	13,407	13,407	13,407	\$19.00-\$21.00/fs	Vacant	5-7 yrs	Direct
E 7th / Suite 700	10,000 - 21,385	21,385	21,385	\$13.00/fs	30 Days	Thru Jan 2012	Sublet
P 8th / Suite 800	110 - 2,000	2,000	2,000	Negotiable	30 Days	Negotiable	Sublet
P 9th / Suite 930	1,461	1,461	1,461	\$21.00-\$22.00/fs	05/2010	5-7 yrs	Direct
P 11th / Suite 1150	1,463	1,463	1,463	\$21.00-\$22.00/fs	Vacant	5-7 yrs	Direct
P 11th / Suite 1185	2,021	2,021	2,021	\$22.00-\$23.00/fs	Vacant	5-7 yrs	Direct
P 12th / Suite 1295	2,496	4,124	4,124	\$22.00/fs	Vacant	3-5 yrs	Direct
P 12th / Suite 1210	1,628	4,124	4,124	\$19.00-\$23.00/fs	Vacant	3-5 yrs	Direct
P 13th / Suite 1320	6,775	10,762	10,762	\$22.00/fs	Vacant	3-5 yrs	Direct
P 13th / Suite 1310	3,987	10,762	10,762	\$22.00/fs	Vacant	5-7 yrs	Direct
P 13th / Suite 1300	9,787	9,787	9,787	\$22.00/fs	Negotiable	5-7 yrs	Direct

## 4643 S Ulster St - Regency Plaza(cont'd)

