
Noble Energy Building Information

PREPARED BY:



Rare Space Inc.

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Denver, CO 80202

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1625 Broadway - Tower II



Location: **Tower II**
NWC Broadway & 16th Street Mall
Central Business District Cluster
Central Business District Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built 1980, Renov 2005**

Stories: **29**

RBA: **394,493 SF**

Typical Floor: **13,509 SF**

Total Avail: **47,685 SF**

% Leased: **87.9%**

Developer: **Oxford-Ansco/Great West Li**
 Management: **Jones Lang LaSalle Americas, Inc.**
 Recorded Owner: **Jones Lang LaSalle Americas, Inc.**

Expenses: **2010 Ops @ \$10.20/sf, 2009 Est Ops @ \$9.65/sf**

Parcel Number: **2346-08-007**

Parking: **Covered Spaces @ \$160.00/mo; Ratio of 0.14/1,000 SF**

Amenities: **Atrium, Banking, Concierge, Conferencing Facility, Convenience Store, Corner Lot, Courtyard, Energy Star Labeled, Food Court, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 320	883	883	883	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 3rd / Suite 300	4,333	4,333	4,333	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 3rd / Suite 330	3,931	3,931	3,931	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 6th / Suite 600	5,553	5,553	5,553	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 7th / Suite 720	1,667	1,667	1,667	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 7th / Suite 780	2,370	2,370	2,370	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 8th / Suite 805	2,178	2,178	2,178	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 9th / Suite 995	883	883	883	\$18.00-\$20.00/nnn	Vacant	1-5 yrs	Direct
P 9th / Suite 930	1,679	1,679	1,679	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 9th / Suite 950	6,612	6,612	6,612	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct
P 11th / Suite 1100	8,093	8,093	8,093	\$18.00-\$20.00/nnn	Vacant	3-5 yrs	Direct



Rare Space Inc, Exceptional Commercial Real Estate, 303.296.8822
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1625 Broadway - Tower II(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 14th / Suite 1400	2,800	2,800	2,800	\$18.00-\$20.00/fs	Vacant	3-5 yrs	Direct
P 14th / Suite 1430	2,907	2,907	2,907	\$18.00-\$20.00/hnn	Vacant	3-5 yrs	Direct
P 26th / Suite 2650	1,679	1,679	1,679	\$18.00-\$20.00/hnn	Vacant	3-5 yrs	Direct
P 29th / Suite 2940	2,117	2,117	2,117	\$18.00-\$20.00/hnn	Vacant	3-5 yrs	Direct