
Colorado Athletic Club

PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

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1601 Wewatta St



Location: **Downtown Cluster**
Platte River Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built Aug 2015**

Stories: **10**

RBA: **299,545 SF**

Typical Floor: **29,953 SF**

Total Avail: **191,824 SF**

% Leased: **36.0%**

Developer: **Hines**
 Management: **Hines**
 Recorded Owner: **Hsmpt 1601 Wewtta Llc**

Expenses: **2014 Tax @ \$1.45/sf, 2015 Est Tax @ \$1.45/sf; 2015 Est Ops @ \$11.85/sf**

Parcel Number: **2332-25-003**

Parking: **401 Covered Spaces are available; Ratio of 1.35/1,000 SF**

Amenities: **Commuter Rail, Fitness Center**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	17,554	17,554	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 3rd	36,024	36,024	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 4th	30,695	30,695	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 5th	30,772	30,772	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 6th	30,772	30,772	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 7th	29,174	29,174	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
P 8th / Suite 850	16,833	16,833	191,824	\$31.00-\$34.00/nnn	Vacant	Negotiable	New

