

1601 Wewatta St



Location: Downtown Cluster Building Type: Class A Office **Platte River Submarket**

Denver County Status: Built Aug 2015

Denver, CO 80202 Stories: 10

RBA: 299,545 SF Typical Floor: 29,953 SF Total Avail: 191,824 SF Developer: Hines % Leased: 36.0% 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

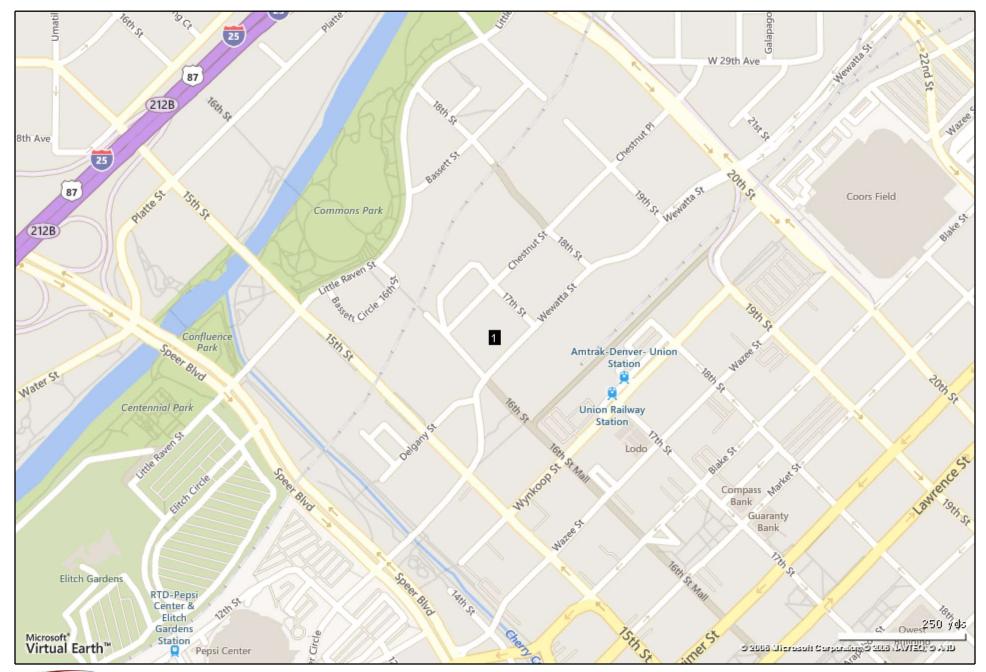
Parcel Number: 2332-25-003

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	Туре
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







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