

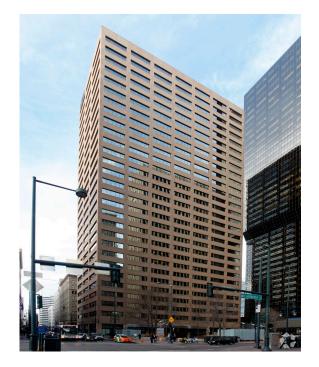
Lease Availability Report

717 17th St - Johns Manville Plaza

Denver, CO 80202 - CBD Submarket







BUILDING

Type:	Class A Office			
Tenancy:	Multiple			
Year Built:	1978			
RBA:	693,565 SF			
Floors:	29			
Typical Floor:	24,000 SF			
Core Factor:	8%-15%			

AVAILABILITY

Min Divisble:	1,210 SF
Max Contig:	73,209 SF
Total Available:	254,352 SF
Asking Rent:	\$12.00 - 25.00/NNN

EXPENSES PER SF

Taxes:	\$4.60 (2016)
Opex:	\$8.34 (2016)
Total Expenses:	\$12.94 (2016)

SPACES

Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
В	Retail	Relet	2,730	2,730	2,730	Withheld	Vacant	Negotiable
C- 1	Retail	Relet	1,500	1,500	1,500	Withheld	Vacant	Negotiable
C-2	Retail	Relet	1,210	1,210	1,210	Withheld	Vacant	Negotiable
600	Office	Relet	14,912	14,912	38,651	\$19.00/NNN	Vacant	Negotiable
675	Office	Relet	5,320	5,320	5,320	\$19.00/NNN	30 Days	Negotiable
700	Office	Relet	23,739	23,739	38,651	\$19.00/NNN	Vacant	Negotiable
1400	Office	Sublet	10,000	10,000	10,000	\$12.00/NNN	30 Days	Thru Aug 2017
1525	Office	Relet	3,643	3,643	3,643	\$21.00/NNN	Vacant	3 - 10 Yrs
1625	Office	Relet	3,467	9,068	9,068	\$21.00/NNN	Vacant	5 - 10 Yrs
1675	Office	Relet	5,601	9,068	9,068	\$21.00/NNN	Vacant	5 - 10 Yrs
1750	Office	Relet	11,404	11,404	11,404	\$21.00/NNN	30 Days	5 - 10 Yrs
1910	Office	Relet	6,058	6,058	6,058	\$21.00/NNN	Vacant	3 - 10 Yrs
	Office	Sublet	18,350	18,350	18,350	\$25.00/NNN	30 Days	Negotiable
2100	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
2200	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
2300	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
	Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs
	B C-1 C-2 600 675 700 1400 1525 1625 1675 1750 1910	B Retail C-1 Retail C-2 Retail 600 Office 675 Office 700 Office 1400 Office 1525 Office 1625 Office 1675 Office 1750 Office 1910 Office 2100 Office 2200 Office 2300 Office Office Office	B Retail Relet C-1 Retail Relet C-2 Retail Relet 600 Office Relet 675 Office Relet 700 Office Relet 1400 Office Sublet 1525 Office Relet 1625 Office Relet 1675 Office Relet 1675 Office Relet 1675 Office Relet 1750 Office Relet 1910 Office Relet 2100 Office Relet 2200 Office Relet 2300 Office Relet Coffice Relet	B Retail Relet 2,730 C-1 Retail Relet 1,500 C-2 Retail Relet 1,210 600 Office Relet 14,912 675 Office Relet 5,320 700 Office Relet 23,739 1400 Office Sublet 10,000 1525 Office Relet 3,643 1625 Office Relet 3,467 1675 Office Relet 5,601 1750 Office Relet 11,404 1910 Office Relet 6,058 Office Sublet 18,350 2100 Office Relet 24,403 2200 Office Relet 24,403 2300 Office Relet 24,403 Office Relet 24,403	B Retail Relet 2,730 2,730 C-1 Retail Relet 1,500 1,500 C-2 Retail Relet 1,210 1,210 600 Office Relet 14,912 14,912 675 Office Relet 5,320 5,320 700 Office Relet 23,739 23,739 1400 Office Sublet 10,000 10,000 1525 Office Relet 3,643 3,643 1625 Office Relet 3,467 9,068 1675 Office Relet 5,601 9,068 1750 Office Relet 11,404 11,404 1910 Office Relet 6,058 6,058 Office Sublet 18,350 18,350 2100 Office Relet 24,403 24,403 2200 Office Relet 24,403 24,403 2300 Offic	B Retail Relet 2,730 2,730 2,730 C- 1 Retail Relet 1,500 1,500 1,500 C- 2 Retail Relet 1,210 1,210 1,210 600 Office Relet 14,912 14,912 38,651 675 Office Relet 5,320 5,320 5,320 700 Office Relet 23,739 23,739 38,651 1400 Office Sublet 10,000 10,000 10,000 1525 Office Relet 3,643 3,643 3,643 1625 Office Relet 3,467 9,068 9,068 1675 Office Relet 5,601 9,068 9,068 1750 Office Relet 11,404 11,404 11,404 1910 Office Relet 6,058 6,058 Office Sublet 18,350 18,350 18,350 2100	B Retail Relet 2,730 2,730 2,730 Withheld C-1 Retail Relet 1,500 1,500 1,500 Withheld C-2 Retail Relet 1,210 1,210 1,210 Withheld 600 Office Relet 14,912 14,912 38,651 \$19.00/NNN 675 Office Relet 5,320 5,320 \$19.00/NNN 700 Office Relet 23,739 23,739 38,651 \$19.00/NNN 1400 Office Sublet 10,000 10,000 10,000 \$12.00/NNN 1525 Office Relet 3,643 3,643 3,643 \$21.00/NNN 1625 Office Relet 3,467 9,068 9,068 \$21.00/NNN 1675 Office Relet 5,601 9,068 9,068 \$21.00/NNN 1675 Office Relet 6,058 6,058 9,068 \$21.00/NNN 1750	B Retail Relet 2,730 2,730 2,730 Withheld Vacant C-1 Retail Relet 1,500 1,500 1,500 Withheld Vacant C-2 Retail Relet 1,210 1,210 1,210 Withheld Vacant 600 Office Relet 14,912 14,912 38,651 \$19.00/NNN Vacant 675 Office Relet 5,320 5,320 \$19.00/NNN Vacant 675 Office Relet 23,739 23,739 38,651 \$19.00/NNN Vacant 1400 Office Sublet 10,000 10,000 10,000 \$12.00/NNN 30 Days 1525 Office Relet 3,643 3,643 3,643 \$21.00/NNN Vacant 1625 Office Relet 3,467 9,068 9,068 \$21.00/NNN Vacant 1675 Office Relet 5,601 9,068 9,068 \$21.00/NNN Vacant 1675 Office Relet 11,404 11,404 11,404 \$21.00/NNN Vacant 1750 Office Relet 6,058 6,058 6,058 \$21.00/NNN Vacant Office Sublet 18,350 18,350 18,350 \$25.00/NNN Vacant 200 Office Relet 24,403 24,403 73,209 \$22.00/NNN Vacant Office Relet 24,403 24,403 73,209 \$22.00/NNN Vacant Office Relet 24,403 24,403 73,209 \$22.00/NNN Vacant

Lease Availability Report

717 17th St - Johns Manville Plaza

Denver, CO 80202 - CBD Submarket



SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 27th		Office	Relet	24,403	24,403	73,209	\$22.00/NNN	Vacant	3 - 10 Yrs

SALE

Last Sale: Portfolio of 2 Office Properties in Denver, CO Sold on Dec 3, 2013 for \$286,550,000 (\$228.03/SF)

AMENITIES

24 Hour Availability, Banking, Bus Line, Commuter Rail, Conferencing Facility, Controlled Access, Convenience Store, Courtyard, Dry Cleaner, Energy Star Labeled, Fitness Center, Hotel, Mail Room, On Site Management, Pool, Restaurant, Security System

TRANSPORTATION

Parking:	295 Covered Spaces @ \$175.00/mo; Reserved Spaces @ \$240.00/mo; Ratio of 1.00/1,000 SF
Transit/Subway:	2 minute walk to 18th-California Transit Stop (D, F, H Lines)
Airport:	38 minute drive to Denver International Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Rider's Paradise (92)

KEY TENANTS

Johns Manville Corporation 118,865 SF		Service Source	71,319 SF	
Baker Hughes	42,787 SF	Suncor Energy U.S.A. Inc	24,437 SF	
TD Ameritrade Trust Company	24,403 SF	Calfrac Well Services Ltd.	23,771 SF	

