Robinson Waters & O'dorisio

9/29/2016

PREPARED BY:



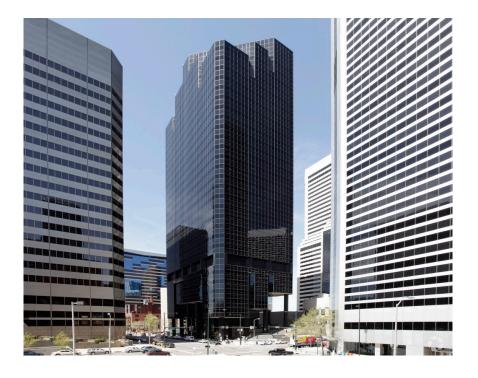
Rare Space Inc. 1331 17th St, Suite M-100 Denver, CO 80202

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1099 18th St - Granite Tower

Denver, CO 80202 - CBD Submarket



Class A Office
Multiple

Туре:	Class A Office			
Tenancy:	Multiple			
Year Built:	1984			
RBA:	561,691 SF			
Floors:	31			
Typical Floor:	18,119 SF			

AVAILABILITY	
Min Divisble:	1,577 SF
Max Contig:	20,877 SF
Total Available:	70,174 SF
Asking Rent:	\$26.50 - 39.50/FS

EXPENSES PER SF

BUILDING

Taxes:	\$4.17 (2013)
Opex:	\$7.00 (2013)
Total Expenses:	\$11.17 (2013)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	3rd Fl	Office	Sublet	8,500 - 12,602	12,602	12,602	\$26.50/FS	30 Days	Thru Apr 2021
E 3rd	300	Office	Relet	12,602	12,602	12,602	\$37.50 - 39.50/FS	Vacant	Negotiable
E 25th	2500	Office	Sublet	20,877	20,877	20,877	Withheld	90 Days	Thru Mar 2019
P 28th	2840	Office	Relet	3,316	3,316	3,316	\$37.50 - 39.50/FS	Vacant	Negotiable
P 28th	2880	Office	Relet	1,577	1,577	1,577	\$37.50 - 39.50/FS	Vacant	Negotiable
E 31st		Office	Sublet	19,200	19,200	19,200	Withheld	30 Days	Thru Mar 2019

SALE

Last Sale: Sold on Dec 16, 2010 for \$149,000,000 (\$265.27/SF) at 6.50% Cap

AMENITIES

Bus Line, Commuter Rail, Energy Star Labeled, Food Service, On Site Management, Property Manager on Site

TRANSPORTATION

Parking:	561 Covered Spaces are available; Ratio of 1.00/1,000 SF		
Transit/Subway:	4 minute walk to 18th-Stout Transit Stop (D, F, H Lines)		
Airport:	37 minute drive to Denver International Airport		
Walk Score ®:	Walker's Paradise (93)		
Transit Score ®:	Rider's Paradise (93)		

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KEY TENANTS

Anadarko Petroleum Corporation	343,080 SF
Robinson Waters & O'Dorisio, PC	21,031 SF
CoBiz Wealth	12,683 SF

Bill Barrett Corporation	57,001 SF
Inflection Energy	19,200 SF
Bankers' Bank of the West	11,856 SF





