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# Robinson Waters & O'dorisio

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9/29/2016

PREPARED BY:



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

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# Lease Availability Report

## 1099 18th St - Granite Tower

Denver, CO 80202 - CBD Submarket



### BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1984</b>
RBA:	<b>561,691 SF</b>
Floors:	<b>31</b>
Typical Floor:	<b>18,119 SF</b>

### AVAILABILITY

Min Divisible:	<b>1,577 SF</b>
Max Contig:	<b>20,877 SF</b>
Total Available:	<b>70,174 SF</b>
Asking Rent:	<b>\$26.50 - 39.50/FS</b>

### EXPENSES PER SF

Taxes:	<b>\$4.17 (2013)</b>
Opex:	<b>\$7.00 (2013)</b>
Total Expenses:	<b>\$11.17 (2013)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr 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	Bill Barrett Corporation	57,001 SF
Robinson Waters & O'Dorisio, PC	21,031 SF	Inflection Energy	19,200 SF
CoBiz Wealth	12,683 SF	Bankers' Bank of the West	11,856 SF

