

Lease Availability Report

2000 S Colorado Blvd - Tower I

Denver, CO 80222 - Colorado Blvd/I-25 Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1987
RBA:	179,733 SF
Floors:	12
Typical Floor:	15,276 SF
Core Factor:	13.4%

AVAILABILITY

Min Divisible:	4,118 SF
Max Contig:	13,027 SF
Total Available:	26,958 SF
Asking Rent:	\$27.00 - \$30.00/FS

EXPENSES PER SF

Taxes:	\$3.57 (2016)
Opex:	\$12.75 (2016)
Total Expenses:	\$16.32 (2016)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	2300	Office	Relet	13,027	13,027	13,027	\$28.00 - 30.00/FS	Jul 2017	Negotiable
P 7th	7300	Office	Relet	4,563	4,563	4,563	\$28.00 - 30.00/FS	Apr 2017	Negotiable
P 9th	9500	Office	Relet	4,118	4,118	4,118	\$28.00 - 30.00/FS	Vacant	Negotiable
P 11th	11100	Office	Sublet	5,250	5,250	5,250	\$27.00/FS	Vacant	Thru Dec 2020

SALE

Last Sale: Portfolio of 3 Properties in Denver, CO Sold on Jan 25, 2006 for \$93,000,000 (\$165.30/SF)

AMENITIES

Bus Line, Commuter Rail, Controlled Access, Enclosed Mall, Fitness Center, LEED Certified - Gold, Mail Room, Mixed Use, Property Manager on Site

TRANSPORTATION

Parking: Covered Spaces @ \$80.00/mo; Reserved Spaces @ \$100.00/mo; Ratio of 3.00/1,000 SF

Transit/Subway: 4 minute walk to Colorado Transit Stop (E, F, H Lines)

Airport: 37 minute drive to Denver International Airport

Walk Score ®: Very Walkable (83)

Transit Score ®: Good Transit (61)

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KEY TENANTS

JE Dunn Construction	30,469 SF	Open Table	15,276 SF
Short Elliott Hendrickson Inc	15,276 SF	Clickfox	13,027 SF
Adperio	11,761 SF	Fleishman & Shapiro P.C.	10,251 SF