

Lease Availability Report

1675 Broadway - Tower I

Denver, CO 80202 - CBD Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1979; Renov 2015
RBA:	382,970 SF
Floors:	28
Typical Floor:	14,004 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	1,281 SF
Max Contig:	27,906 SF
Total Available:	72,960 SF
Asking Rent:	\$19.00 - 21.00/NNN

EXPENSES PER SF

Total Expenses:	\$10.34 (2015)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 12th	1275	Office	Relet	1,281	7,241	7,241	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 12th	1200	Office	Relet	5,960	7,241	7,241	\$19.00 - 21.00/NNN	Apr 2017	3 - 5 Yrs
P 13th	1350	Office	Relet	1,806	8,855	8,855	\$19.00 - 21.00/NNN	Vacant	1 - 5 Yrs
P 13th	1300	Office	Relet	7,049	8,855	8,855	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
E 14th	1400	Office	Relet	13,902	13,902	27,906	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
E 15th	1500	Office	Relet	14,004	14,004	27,906	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 18th	1800	Office	Relet	14,397	14,397	14,397	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 19th	1910	Office	Relet	4,425	7,133	7,133	\$19.00 - 21.00/NNN	30 Days	3 - 5 Yrs
P 19th	1925	Office	Relet	1,407	7,133	7,133	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 19th	1950	Office	Relet	1,301	7,133	7,133	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 20th	2075	Office	Relet	2,847	2,847	2,847	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 21st	2160	Medical	Relet	2,767	2,767	2,767	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs
P 27th	2730	Office	Relet	1,814	1,814	1,814	\$19.00 - 21.00/NNN	Vacant	3 - 5 Yrs

SALE

Last Sale: Portfolio of 144 Properties Sold on Aug 22, 2015 for \$2,000,000,000 (\$130.12/SF)

AMENITIES

Banking, Concierge, Conferencing Facility, Convenience Store, Energy Star Labeled, On Site Management, Property Manager on Site

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TRANSPORTATION

Parking: 111 Covered Spaces @ \$160.00/mo; Ratio of 0.15/1,000 SF

Transit/Subway: 7 minute walk to 18th-California Transit Stop (D, F, H Lines)

Airport: 37 minute drive to Denver International Airport

Walk Score ®: Walker's Paradise (98)

Transit Score ®: Excellent Transit (88)

KEY TENANTS

Schlumberger	55,890 SF	KeyBank	38,323 SF
K.P. Kauffman Company, Inc.	17,392 SF	Kaplan Kirsch & Rockwell LLP	14,149 SF
LT Trust	14,004 SF	AXA Equitable Life Insurance Company	13,639 SF