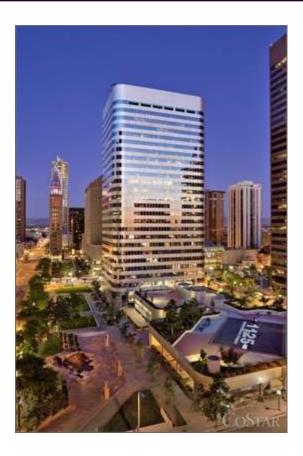
1125 17th St - 1125 Seventeenth Street



Location: 1125 Seventeenth Street

AKA 1735 Lawrence St Downtown Cluster CBD Submarket Denver County Denver, CO 80202

Developer: Fulenwider, Inc.

Management: Hines

Recorded Owner: 1125 17th Street LLC

Building Type: Class A Office

Status: Built 1980

Stories: 25

RBA: **499,975 SF** Typical Floor: **19,999 SF**

Total Avail: **81,929 SF** % Leased: **88.1%**

Expenses: 2016 Tax @ \$5.70/sf, 2011 Est Tax @ \$3.14/sf; 2010 Ops @ \$7.05/sf, 2011 Est Ops @ \$6.90/sf

Parcel Number: 2345-20-025

Parking: 372 Covered Spaces @ \$215.00/mo; Reserved Spaces @ \$275.00/mo; Ratio of 1.10/1,000 SF

Amenities: 24 Hour Availability, Banking, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, On Site

Management, Property Manager on Site, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 4th / Suite 400	10,385	10,385	10,385	\$18.00/fs	30 Days	Thru Nov 2019	Sublet
P 23rd / Suite 2350	2,693	2,693	2,693	\$25.00/fs	Vacant	Thru Aug 2018	Sublet

