

1601 Wewatta St



Location: **Downtown Cluster**
Platte River Submarket
Denver County
Denver, CO 80202

Building Type: **Class A Office**

Status: **Built Aug 2015**

Stories: **10**

RBA: **299,534 SF**

Typical Floor: **29,953 SF**

Total Avail: **61,473 SF**

% Leased: 79.5%

Developer: **Hines Securities, Inc.**
 Management: **Hines - Helios**
 Recorded Owner: **Hsmpt 1601 Wewtta Llc**

Expenses: **2016 Tax @ \$9.43/sf; 2015 Ops @ \$7.59/sf**

Parcel Number: **2332-25-005**

Parking: **399 Covered Spaces @ \$225.00/mo; Reserved Spaces @ \$280.00/mo; Ratio of 1.30/1,000 SF**

Amenities: **Commuter Rail, Fitness Center, LEED Certified - Gold, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,678	2,678	58,980	\$50.00/nnn	Vacant	Negotiable	New
P 5th	17,051	17,051	58,980	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
E 6th	30,763	30,763	58,980	\$31.00-\$34.00/nnn	Vacant	Negotiable	New
P 7th	8,488	8,488	58,980	\$31.00-\$34.00/nnn	Vacant	7-10 yrs	New
P 8th	2,493	2,493	2,493	\$31.00-\$34.00/nnn	Vacant	5-7 yrs	New