

1700 Lincoln St - Wells Fargo Center



Location: **Wells Fargo Center
Downtown Cluster
CBD Submarket
Denver County
Denver, CO 80203**

Building Type: **Class A Office**

Status: **Built 1983, Renov 2002**

Stories: **52**

RBA: **1,204,089 SF**

Typical Floor: **23,155 SF**

Total Avail: **241,161 SF**

% Leased: 83.6%

Developer: **Gerald D. Hines Interests**
Management: **MPG Office Trust, Inc**
Recorded Owner: **BCSP Denver Property LLC**

Expenses: **2016 Tax @ \$6.07/sf, 2011 Est Tax @ \$4.18/sf; 2012 Ops @ \$8.48/sf, 2011 Est Ops @ \$8.24/sf**

Parcel Number: **2349-33-028**

Parking: **350 Covered Spaces @ \$186.00/mo; Ratio of 0.84/1,000 SF**

Amenities: **24 Hour Availability, Atrium, Banking, Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, LEED Certified - Platinum, Mail Room, On Site Management, Property Manager on Site, Restaurant**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 13th / Suite 1300	23,549	23,549	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
E 14th / Suite 1400	22,991 - 23,179	23,179	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 15th / Suite 1500	10,143	12,412	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 15th / Suite 1540	2,269	12,412	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
E 16th / Suite 1600	23,713	23,713	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
E 17th / Suite 1700	23,654	23,654	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
E 18th / Suite 1800	23,880	23,880	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
E 19th / Suite 1900	23,878	23,878	154,265	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 22nd / Suite 2260	1,993	1,993	1,993	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 25th / Suite 2550	9,018	9,018	9,018	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 34th / Suite 3475	3,375	3,375	3,375	\$22.00-\$27.00/fs	30 Days	Negotiable	Direct

1700 Lincoln St - Wells Fargo Center(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 39th / Suite 3900	10,168	10,168	10,168	\$22.00-\$27.00/nnn	05/2019	Negotiable	Direct
P 45th / Suite 4500	14,254	14,254	14,254	Withheld	Vacant	Thru Dec 2022	Sublet
P 46th / Suite 4600	8,305	24,532	24,532	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct
P 46th / Suite 4650	16,227	24,532	24,532	\$22.00-\$27.00/nnn	05/2018	Negotiable	Direct
E 47th / Suite 4700	23,556	23,556	23,556	\$22.00-\$27.00/nnn	Vacant	Negotiable	Direct