

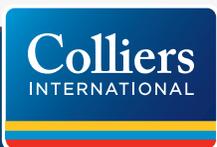
RARE LODO CLASS AA PLUG & PLAY OPPORTUNITY

10,000 to 23,797 RSF Sublease



40% BELOW MARKET RENTS
AND
16 FREE COVERED PARKING SPACES FOR THE FIRST YEAR

1515 Wynkoop Street
Denver, CO 80202



Accelerating success.

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Property Overview

1515 Wynkoop is exceptionally well located in Lower Downtown immediately adjacent to Union Station, the transportation center for the Denver Metropolitan Area.

- >> Building Size: 306,791 RSF
- >> Year of Construction: 2009
- >> Electrical:
 - Two (2) separate electrical bus risers rated at 1,600 amps and 2,000 amps at 480/277V
 - Total tenant available capacity is 10 watts/RSF
 - Emergency power is provided by a Cummins 750 KVA diesel generator
- >> HVAC: Building HVAC is web based DDC controlled

Sublease Overview

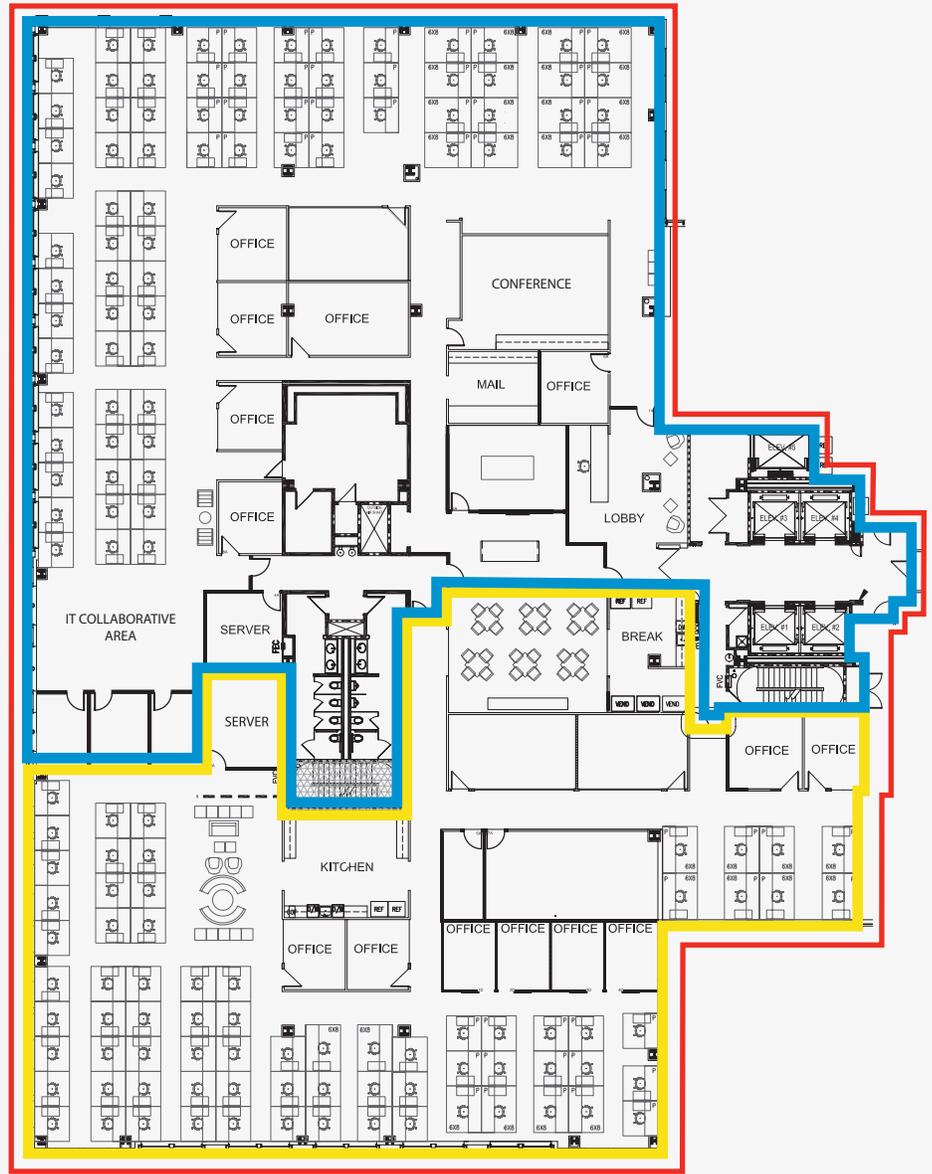
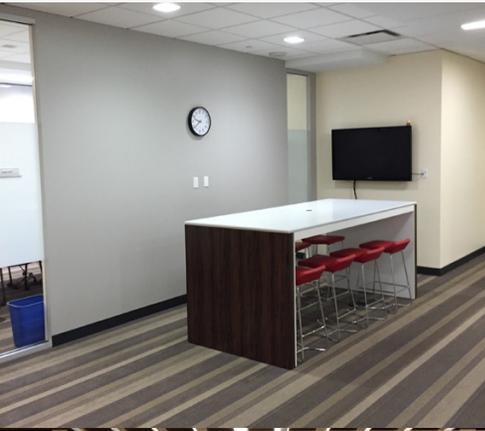
The sublease premises is a beautifully appointed, highly functional work environment with numerous collaborative spaces meeting the needs of today's most discerning office users.

- >> Space Available: 4th Floor - 10,000 SF to 23,797 SF
- >> Furniture: Available
- >> Term: Through 10/31/2020
- >> Parking: 16 spaces located under building

Highlights

	Located in the heart of LoDo
	LEED® Certified Platinum/Energy Star Rating 98
	Fitness center, showers & lockers
	Building security attendant & card access system
	Adjacent to Union Station Light Rail
	On-site restaurants, deli & retail <i>Fogo de Chao, Smiling Moose Deli & Margs Taco Bistro</i>

Floor Plan - Suite 400



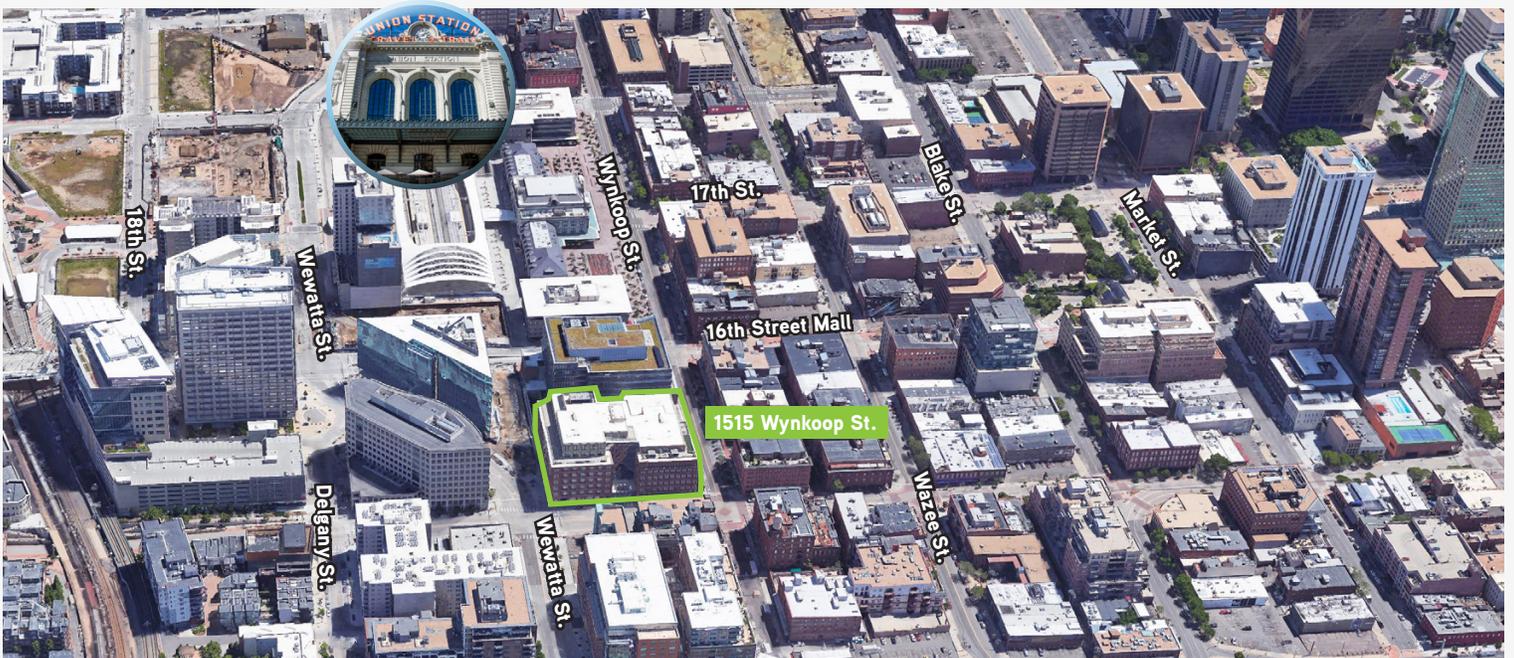
10,000 SF

13,797 SF

23,797 SF

Floor Features

- » 23,797 SF
- » Reception Area
- » 164 Cubes
- » 14 Offices (Interior)
- » 2 Break Rooms
- » 1 Lobby
- » 3 Conference Rooms
- » 2 Servers Rooms
- » 1 Mail Room



Contact Us

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