

# 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

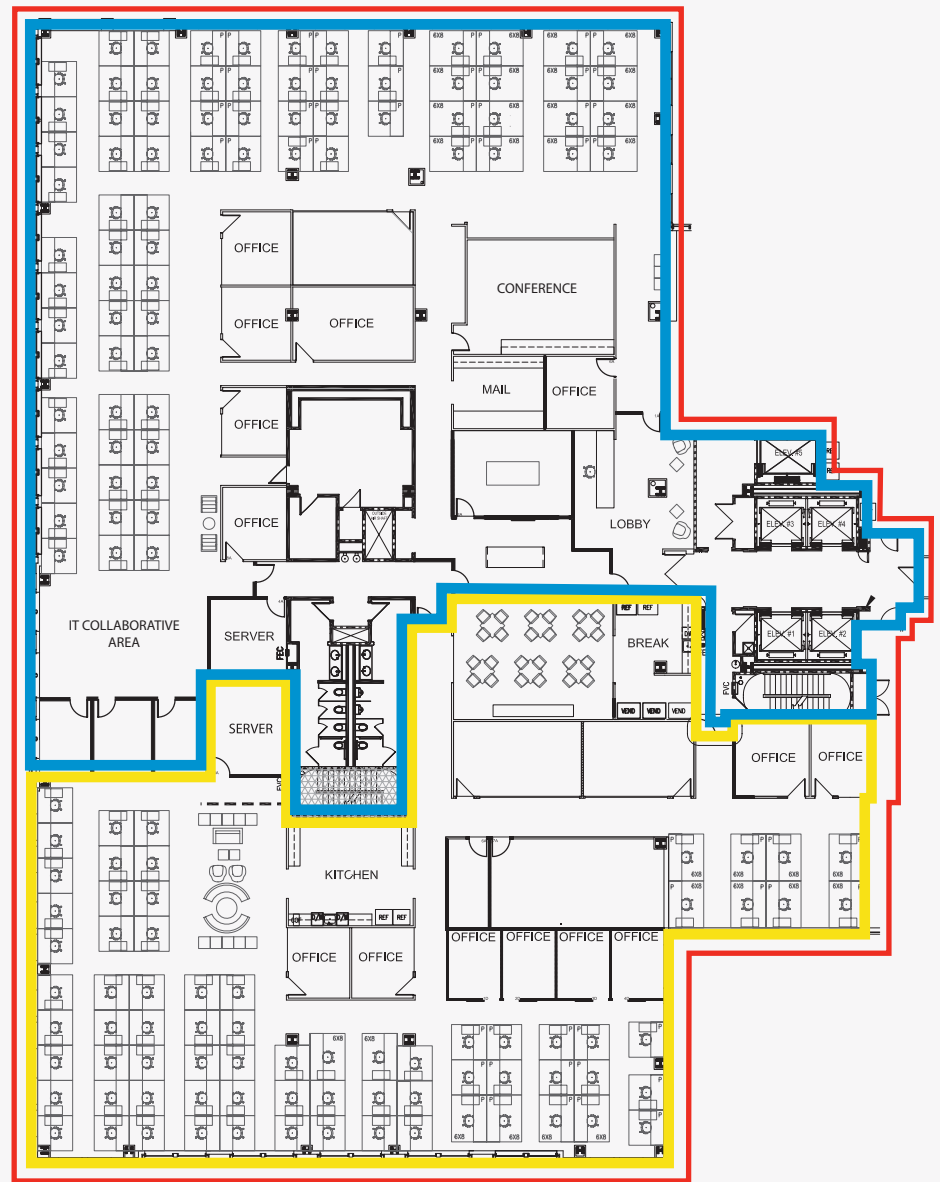
The sublease premises is a beautifully appointed, highly functional work environment with numerous collaborative spaces meeting the needs of today's most discerning office users.

- » 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<br><i>Fogo de Chao, Smiling Moose Deli &amp; Margs Taco Bistro</i> |

## Floor Plan - Suite 400



10,000 SF

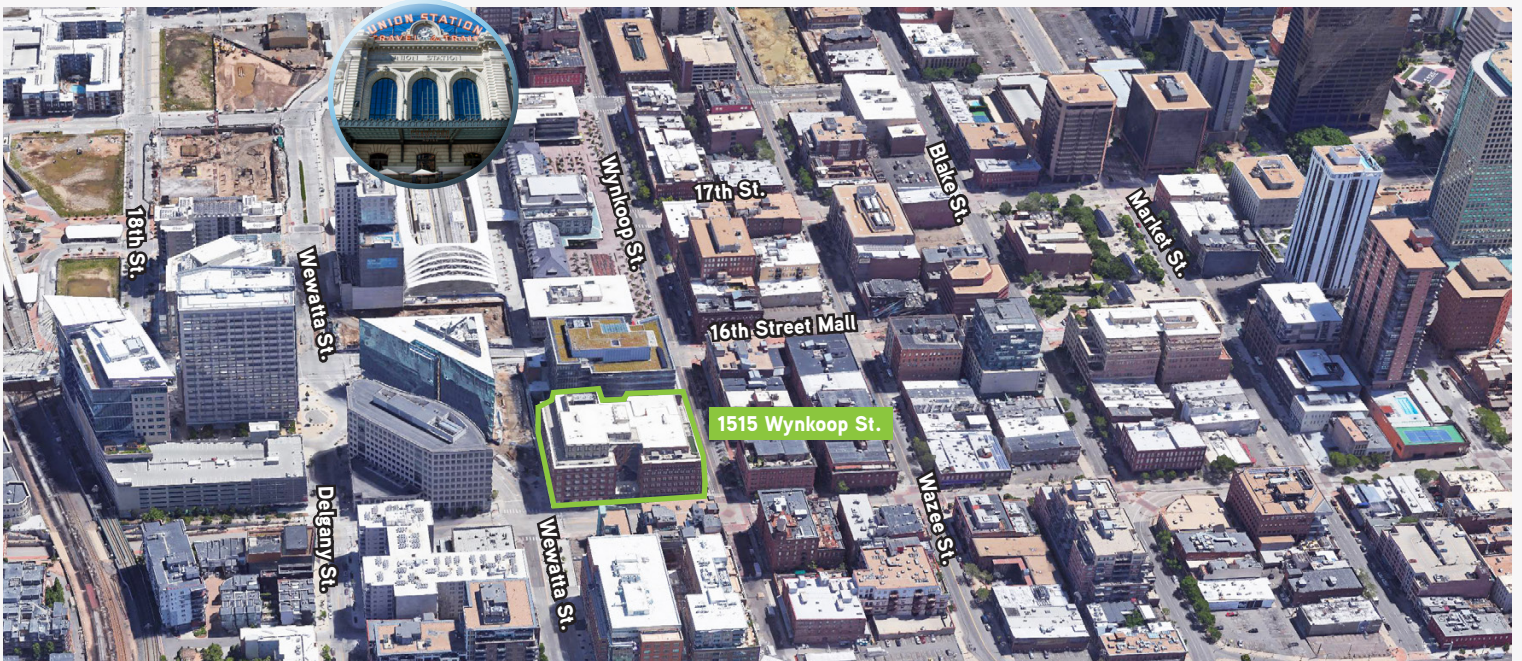
13,797 SF

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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