

CAPITOL HILL OFFICE SUBLEASE

1200 LINCOLN STREET
DENVER, CO 80202



Colliers
INTERNATIONAL

1200 LINCOLN ST.

1200 Lincoln is a 10-story, 95,237 RSF office building located conveniently at the periphery of the Central Business District. The property sits adjacent to the Judicial Center, State Capital, Denver Art Museum, Denver Public Library and the Colorado History Museum. The newly renovated Civic Center Station and 16th Street Mall Shuttle are within walking distance, connecting tenants to numerous retail amenities while also providing several public transportation options.

SUBLEASE INFORMATION

- < Total Space Available: 95,237 RSF
- < Floor: 10,581 RSF
- < Lease Rate: Negotiable
- < Parking Ratio: 2.23/1,000 RSF
- < Lease Expiration: 11/30/2027

BUILDING FEATURES

- < Attached covered parking
- < Panoramic mountain and city views
- < Building signage available
- < Easy access to CBD, Cherry Creek, and highway access via Lincoln/Broadway and 11th/12th
- < Immediate access to 11th Ave & Lincoln St bus line
- < Walking distance to 16th Street Mall Shuttle & Civic Center Station

For more information, please visit:
www.colliers.com/denver



SUBLEASE DISPOSITION TEAM



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MUSEUMS

1. Denver Art Museum
2. History Colorado Center
3. Clifford Still Museum
4. Kirkland Museum of Fine & Decorative Art
5. Colorado State Museum Building

RESTAURANTS

1. Stoney's Bar and Grill
2. BurgerFi
3. Amethyst Coffee
4. Capitol Hill Tavern
5. City O'City
6. MAD Greens
7. Cap City Tavern
8. Torchy's Tacos
9. Taste of Philly
10. Sneeky
11. Rendezvous Café
12. Lo Stella Ristorante
13. Make Believe Bakery
14. Tokyo Joe's
15. Dozens
16. Pints Pub

SERVICES

1. CorePower Yoga
2. Blue Dot Solutions
3. Chasing The Wind Acupuncture
4. Sacred Thistle
5. Eden Life Spa
6. Floyd's 99 Barbershop
7. Kindness Yoga Capitol Hill

GOVERNMENT

1. Colorado Department of Labor and Employment
2. Denver Regional Council of Governments
3. Colorado Parks and Wildlife
4. Colorado Judicial Center
5. Denver Central Library
6. Colorado Department of Revenue
7. Colorado Oil & Gas Conservation Commission
8. Colorado Municipal League



COLLIERS CONTACTS



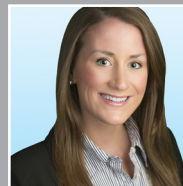
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