



CLASS A OFFICE SUBLEASE

1001 17th STREET
DENVER, CO 80202



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1001 17TH STREET

1001 17th Street is a twenty-story, 655,000 RSF, Class A office building located at the gateway into Lower Downtown Denver. In 2012, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council. 1001 17th Street was also awarded an Energy Star label in 2013 and in 2014 for its operating efficiency. Located at the corner of Arapahoe and 17th Street, the building is one block from the 16th Street Mall, six blocks to Denver Union Station and is adjacent to the Free Metro Ride.



SUBLEASE INFORMATION

- < Total Space Available: 135,712 RSF
- < Floor 17: 33,928 RSF
- < Floor 18: 33,928 RSF
- < Floor 19: 33,928 RSF
- < Floor 20: 33,928 RSF
- < Net Rental Rate: \$12.50/RSF
- < Operating Expenses (2016 est.): \$13.90/RSF
- < Tenant Improvements: Negotiable
- < Parking Ratio: 1.00/1,000 RSF
- < Designated Reserved Parking Spaces: \$300.00/space/month
- < Undesignated Reserved Parking Spaces: \$250.00/month
- < Unreserved Parking Spaces: \$195.00/space/month

BUILDING FEATURES

- < Extensive fitness center with showers and lockers
- < 9' finished ceilings
- < 5' window mullion for planning efficiency
- < LEED Gold certified
- < Energy Star labeled
- < Excellent access to numerous restaurants and other amenities

For more information, please visit:
www.colliers.com/texas/17thstreetdenverco

SUBLEASE DISPOSITION TEAM



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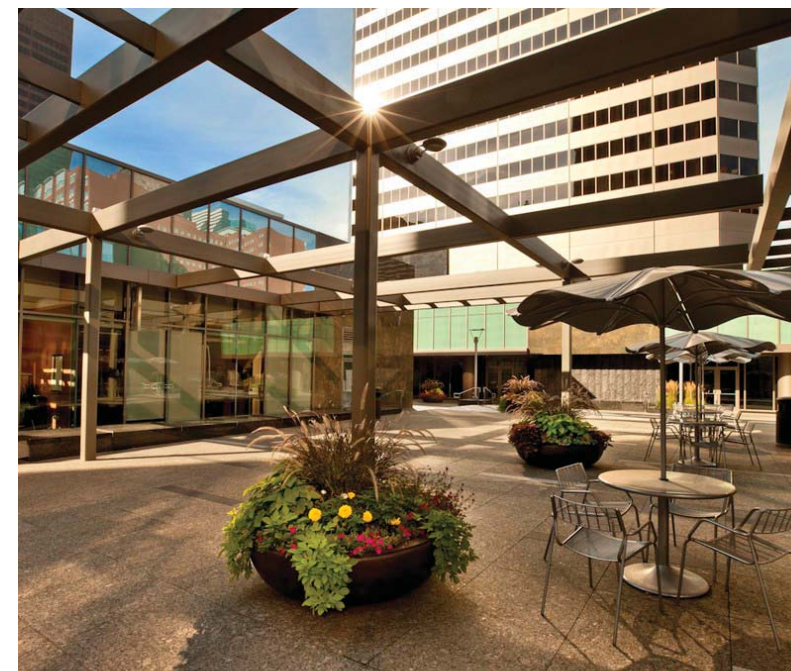
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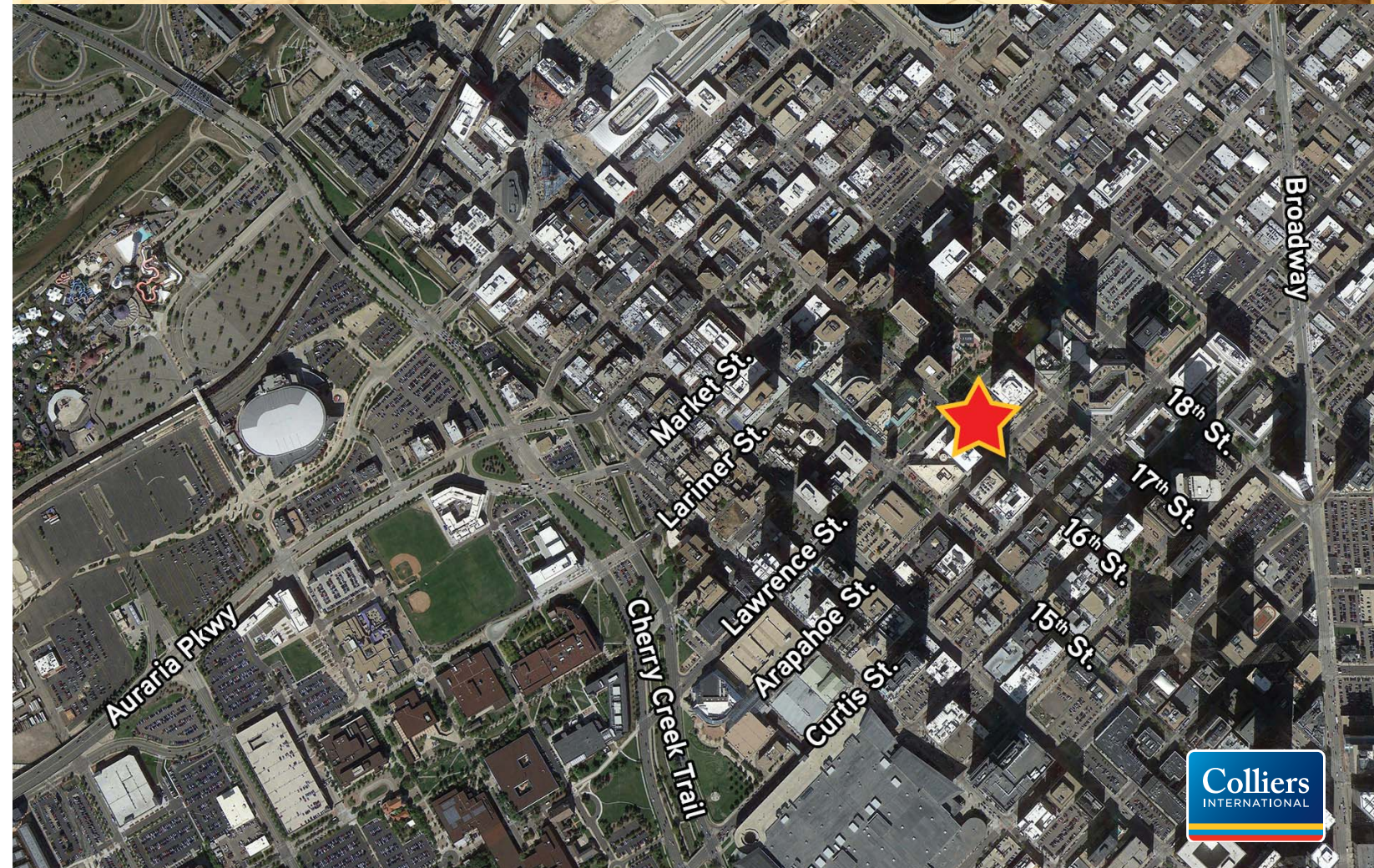


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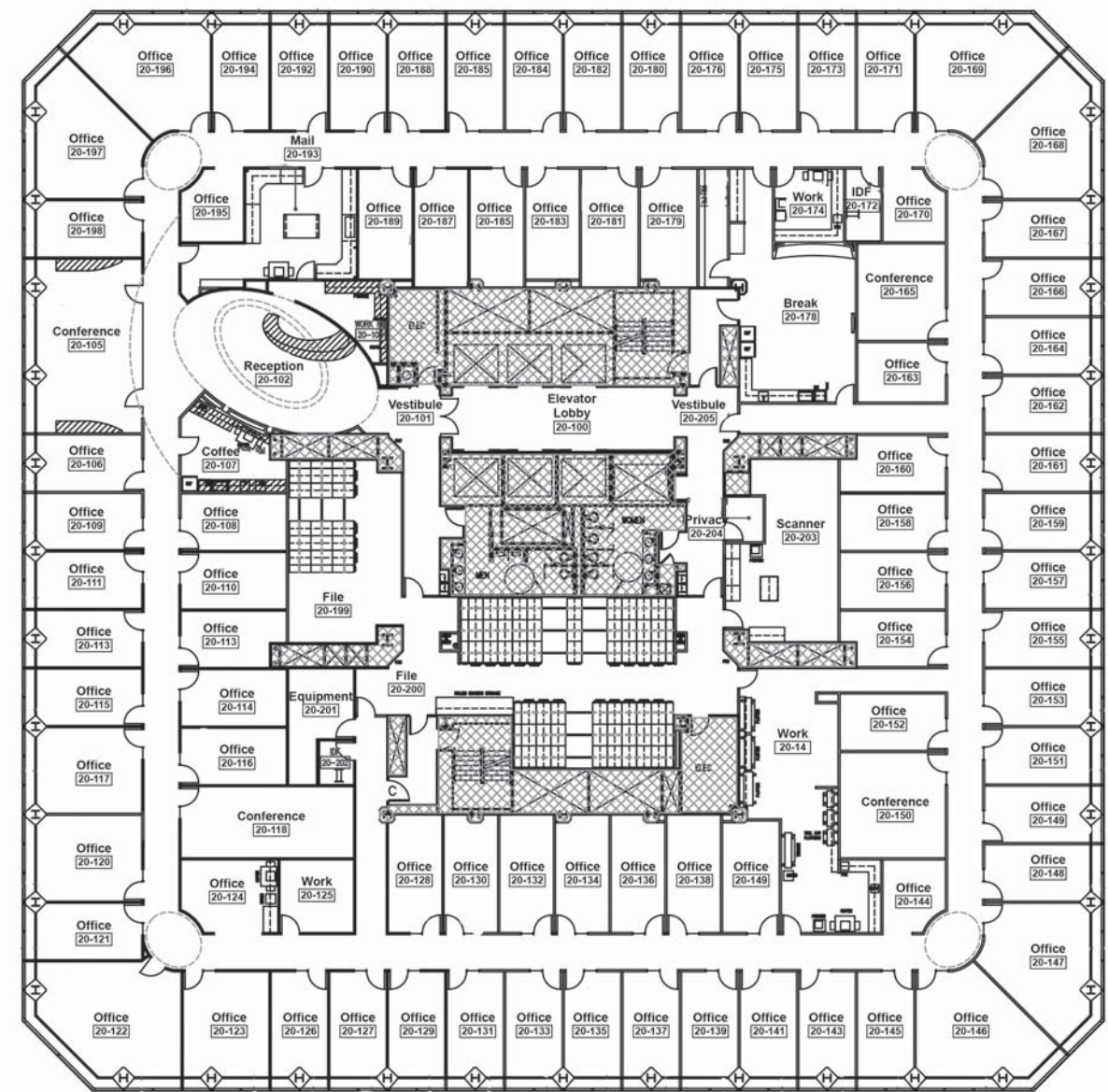
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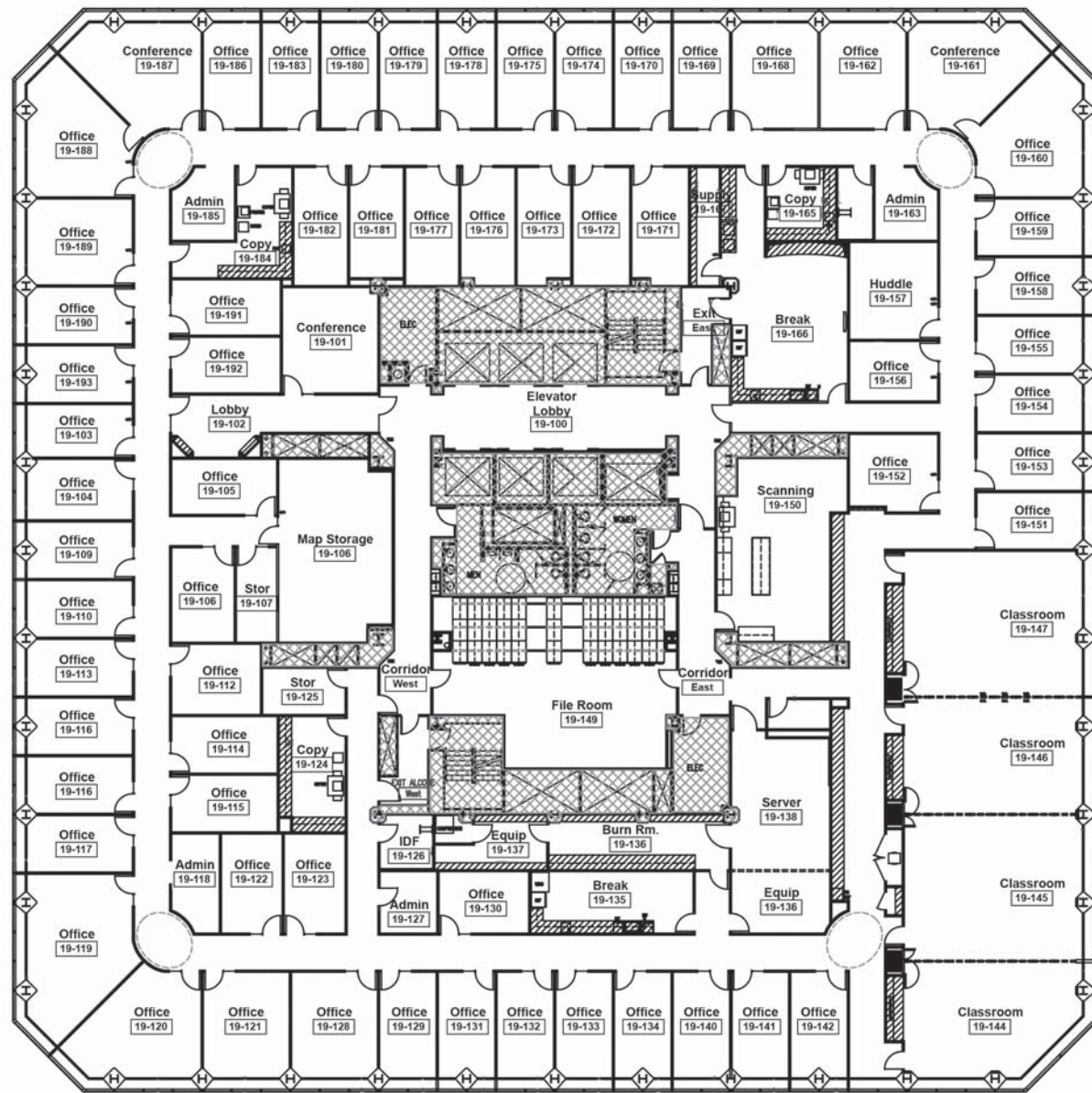
FLOOR 20



FLOOR FEATURES

- ◀ 33,928 RSF
- ◀ 4 Conference Rooms
- ◀ Reception Area
- ◀ 2 Break Rooms
- ◀ 52 Exterior Offices
- ◀ 4 Work Rooms
- ◀ 28 Interior Offices
- ◀ 3 Server/Mail Rooms
- ◀ 2 File Rooms

FLOOR 19

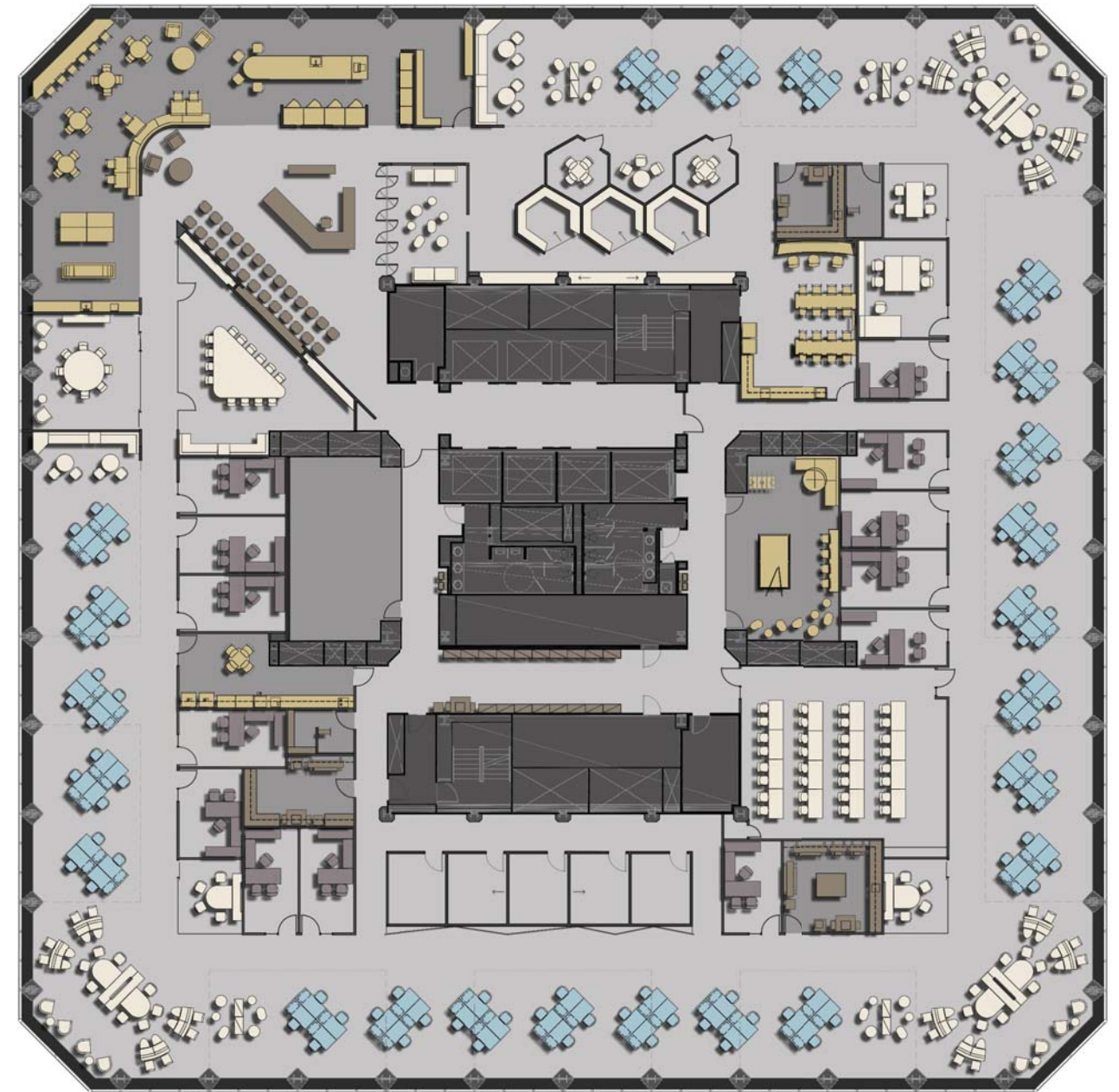


FLOOR FEATURES

- ◀ 33,928 RSF
- ◀ 42 Exterior Offices
- ◀ 19 Interior Offices
- ◀ 4 Class Rooms
- ◀ 1 File Room
- ◀ 4 Conference Rooms
- ◀ 2 Break Rooms
- ◀ 3 Work Rooms
- ◀ 3 Server Rooms



EXAMPLE OF REDESIGNED SPACE FOR SUBLEASE



Potential space layout with tenant improvement allowance provided by Sublandlord.

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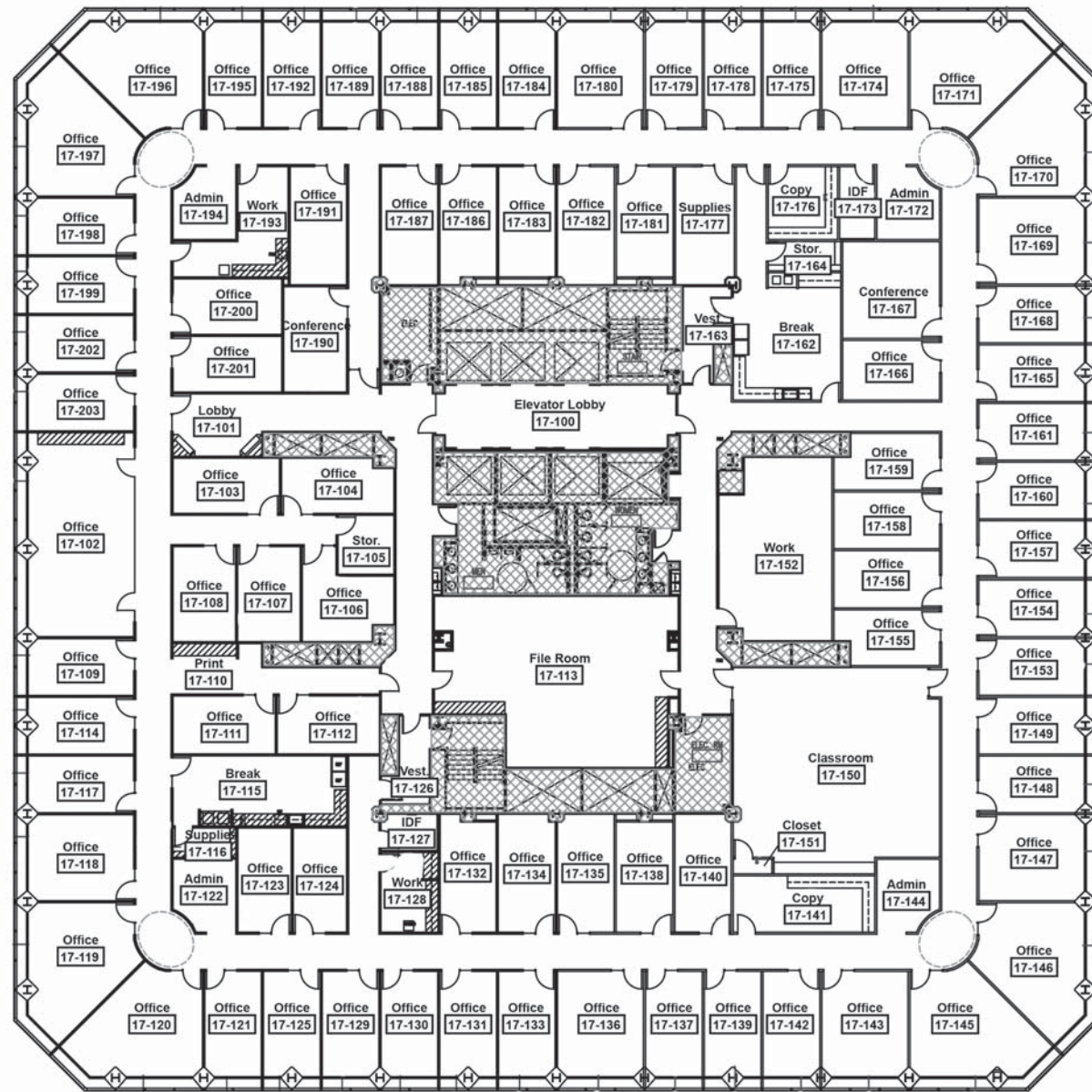
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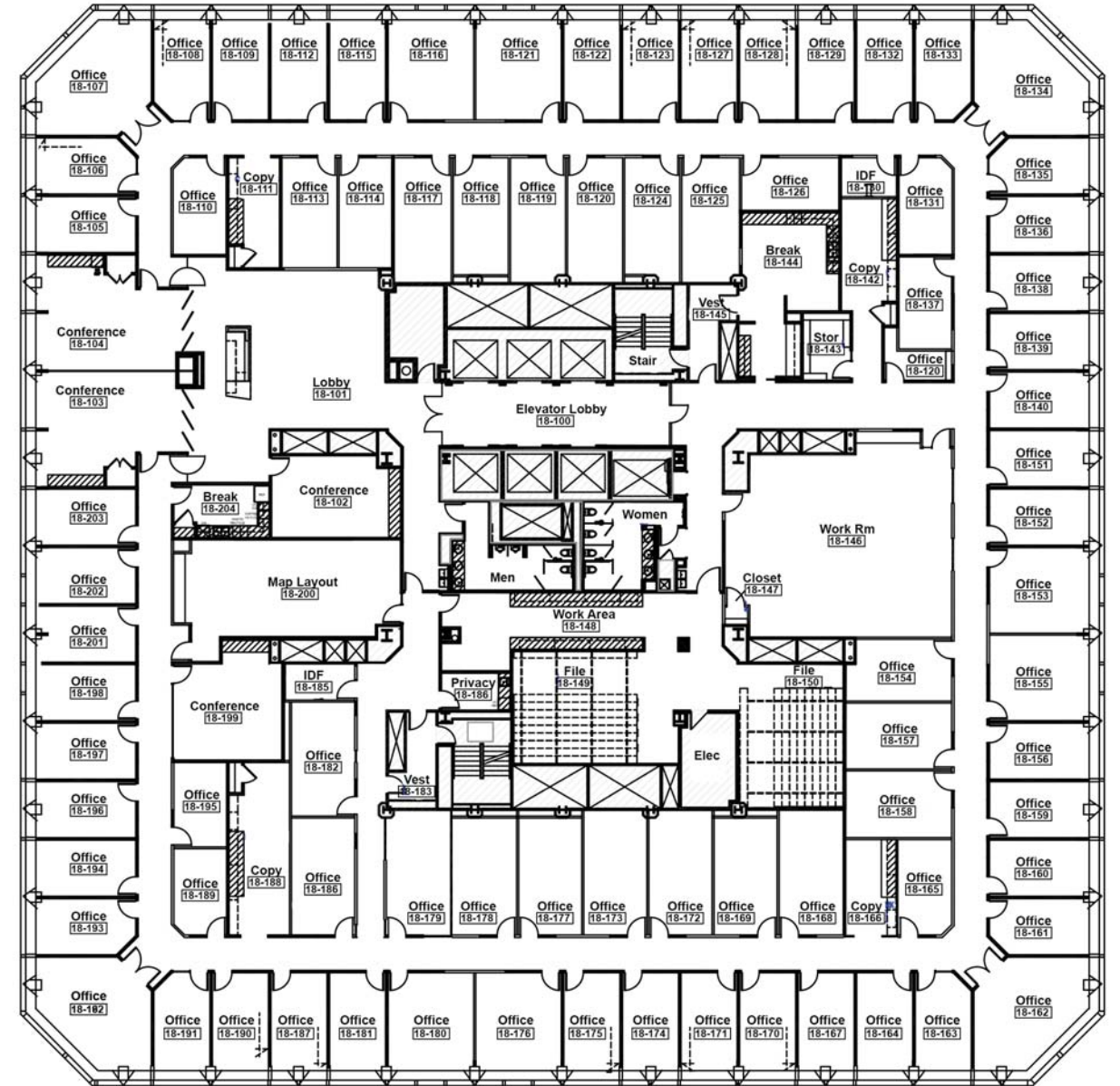
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FLOOR 17



FLOOR 18



FLOOR FEATURES

- ◀ 33,928 RSF
- ◀ 49 Exterior Offices
- ◀ 31 Interior Offices
- ◀ 1 Classroom
- ◀ 1 File Room
- ◀ 3 Conference Rooms
- ◀ 2 Break Rooms
- ◀ 5 Work Rooms
- ◀ 2 Server Rooms

FLOOR FEATURES

- ◀ 33,928 RSF
- ◀ 53 Exterior Offices
- ◀ 27 Interior Offices
- ◀ 2 File Rooms
- ◀ 4 Conference Rooms
- ◀ 2 Break Rooms
- ◀ 5 Work Rooms
- ◀ 2 Server Rooms