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The Chancery

1120 Lincoln Avenue
Denver, Colorado 80204

PROPERTY INFORMATION			
Building Size:	217,247	Total Available:	46,384 RSF
Number of Floors:	16	Largest Available:	10,962 RSF
Year Built:	1984	Smallest Available:	857 RSF
Operating Expense:	\$12.00 / 2022 Actual \$12.25 / 2023 Est	Common Area Factor: Rate:	16.7% \$17.00-19.00 RSF/NNN
Parking Ratio:	3 spaces: 1,000sf	Parking Charges:	\$140/Unreserved \$165/Reserved Managed by Parkwell
Conference Facility Rates:	\$125/Half Day \$250/Entire Day		

AVAILABLE SUITES			
Suite #	Size	Rate	Comments
100	6,083 RSF	\$17.00 - \$19.00	Open floor plan with two-story ceiling, coffee bar, conference room, mezzanine with bathrooms. Space has separate entrance to outdoor patio.
125	4,978 RSF	\$17.00 - \$19.00	9 offices, kitchen, large open area, direct access to the building's patio area
700	999 RSF	\$17.00 - \$19.00	3 offices (2 on glass) Reception, storage/kitchens
702	2,523 RSF	\$17.00 - \$19.00	9 offices (5 on glass), reception, storage, kitchen
703	1,695 RSF	\$17.00 - \$19.00	Mostly open floor plan, two private offices or one can be a conference room, breakroom, Western views.
708	2,279 RSF	\$17.00 - \$19.00	4 offices, kitchen, corner suite with balcony access
711	1,035 RSF	\$17.00 - \$19.00	White boxed space. Western views
900*	2,670 RSF	\$17.00 - \$19.00	Elevator lobby exposure, reception area, 7 private offices, conference room, kitchen, west views *All suites on 9 th Floor can be combined to create suites between 3,695 rsf to 10,962 rsf
901*	3,686 RSF	\$17.00 - \$19.00	6 offices, conference room, break room, City views *All suites on 9 th Floor can be combined to create suites up to 10,962 rsf
904*	2,808 RSF	\$17.00 - \$19.00	Corner suite with 5 private offices, large conference room, 3 built-in workstations. *All suites on 9 th Floor can be combined to create suites up to 10,962 rsf
907	2,524 RSF	\$17.00 - \$19.00	5 offices on glass, Reception, large open area (on glass)

AVAILABLE SUITES - Continued			
Suite #	Size	Rate	Comments
908*	870 RSF	\$17.00 - \$19.00	*All suites on 9 th Floor can be combined to create suites up to 10,962 rsf
909*	857 RSF	\$17.00 - \$19.00	Open area and storage. Western Views. *All suites on 9 th Floor can be combined to create suites up to 10,962 rsf
912	1,848 RSF	\$17.00 - \$19.00	2 offices on glass Large open area with galley kitchen, reception
1007	4,122 RSF	\$17.00 - \$19.00	9 window offices, 1 large interior office, break room/kitchen, large conference room, reception area. Southern and mountain views.
1102	1,367 RSF	\$17.00 - \$19.00	2 window offices, 2 interior offices, break room with kitchen, city views.
1108	1,861 RSF	\$17.00 - \$19.00	7 offices (5 on glass) Large reception/open area Available 2/01/2024
1109	885 RSF	\$17.00 - \$19.00	2 offices on glass, large open area Can be combined with Suite 1108 for a total of 2,746 RSF
1302	1,592 RSF	\$17.00 - \$19.00	3 offices on glass, open area, Western views.
1605	1,702 RSF	\$17.00 - \$19.00	4 offices (3 on glass) conference room, break room with kitchen, Western views

For more information contact: Robert Pipkin or Jeff LaForte

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy but cannot guarantee it. All material facts should be independently verified by purchaser or lessee. Modified: August 15, 2023