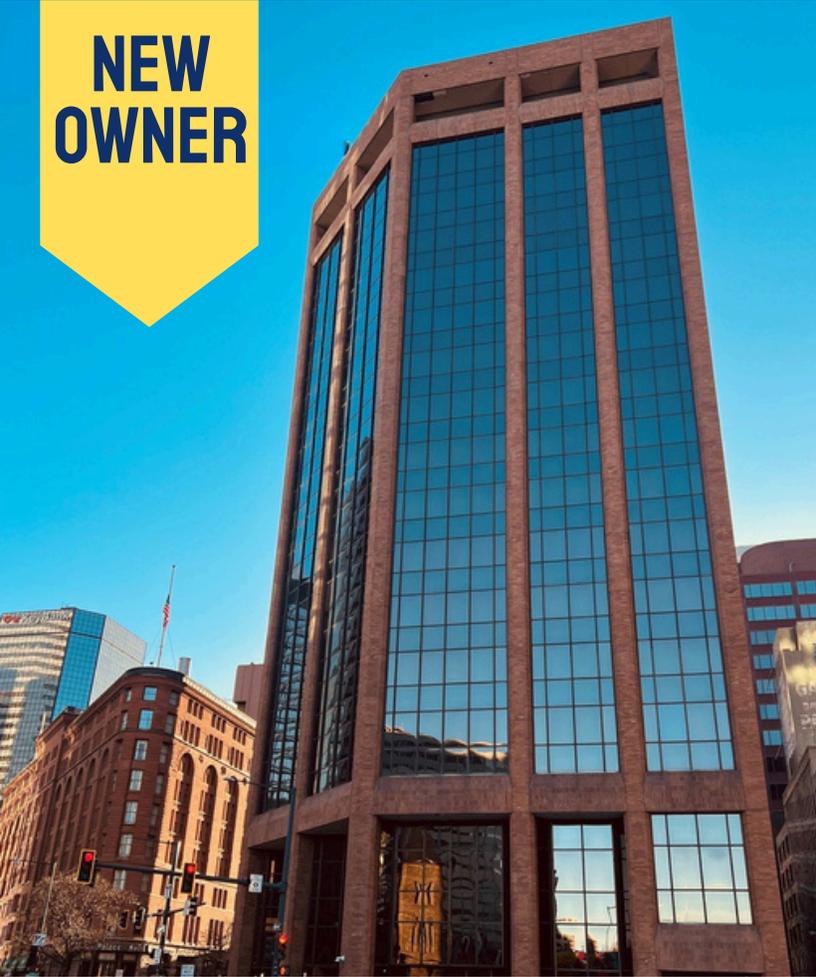


**1801 BROADWAY
DENVER 80202**

**NEW
OWNER**



LEASING SPECIFICATIONS

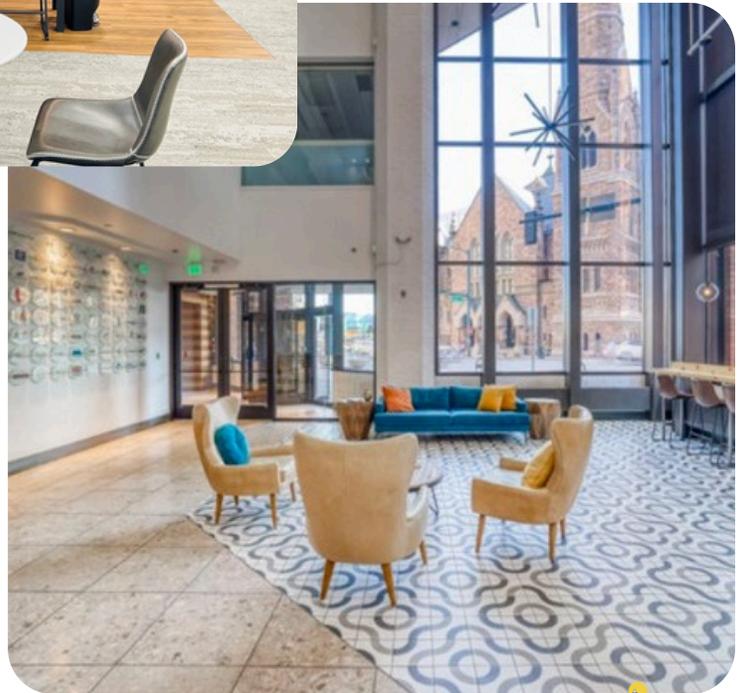
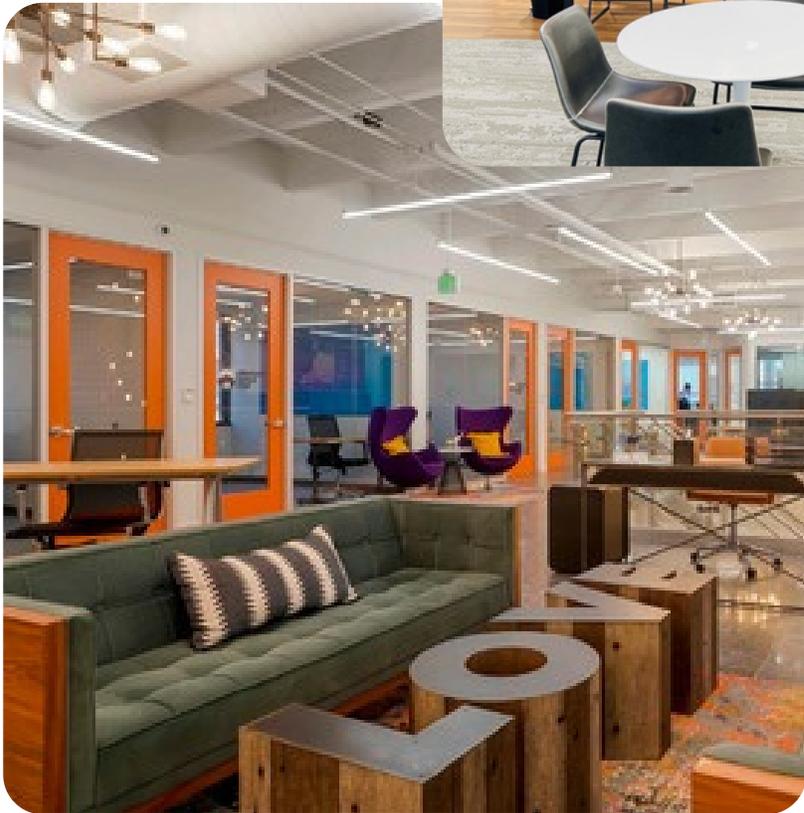
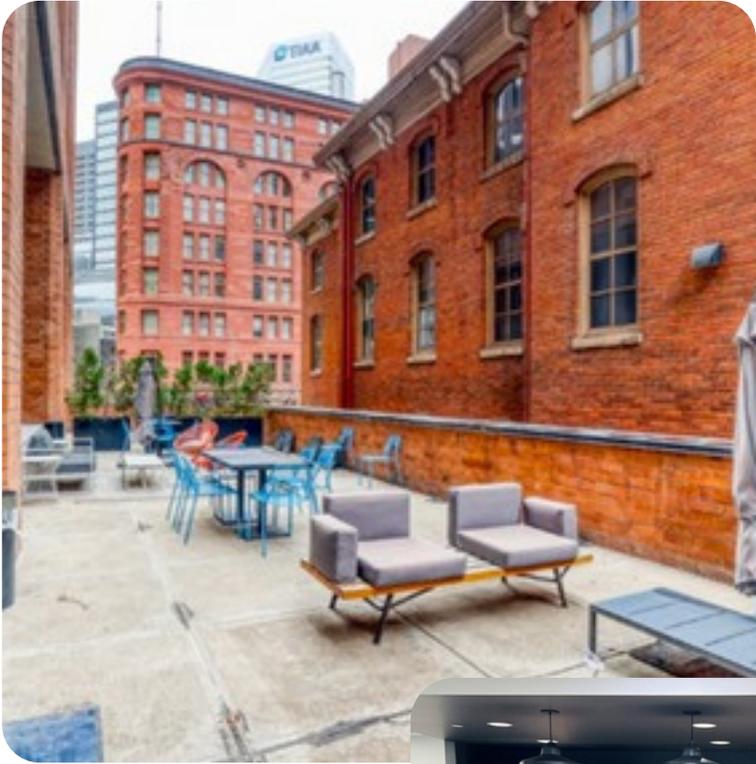
MAP

LEASE RATE: SEE PAGE 2
LEASE TERM: 3YR MINIMUM
STORIES: 17
PARKING: 0.92 / 1,000
YEAR BUILT: 1985
ELEVATOR: YES - 5 PASSENGER + 1 FREIGHT
BUILDING AREA: 195,753 SF
ACCESS: 18TH & BROADWAY

- **RATES ARE FULL SERVICE GROSS UNLESS OTHERWISE SPECIFIED**
- **FINAL RATE DEPENDS UPON AMOUNT OF IMPROVEMENTS OR ALLOWANCE REQUIRED BY TENANTS**
- **TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS**
- **SQUARE FOOTAGE OF MULTI-TENANT SUITES ACCOUNTS FOR COMMON AREA FACTOR**

AVAILABILITIES

SUITE #	SF	RATE	SUITE #	SF	RATE
900A	3,331 RSF	\$25/SF FSG	900	4,135 RSF	\$20/SF FSG
I205	626 RSF	\$16/SF FSG	I700B	4,234 RSF	\$29/SF FSG
I410	1,061 RSF	\$15/SF FSG	I200A	4,425 RSF	\$25/SF FSG
I600	1,426 RSF	\$8/SF FSG	I400	4,845 RSF	\$15/SF FSG
I500C	1,516 RSF	\$20/SF FSG	I700A	5,728 RSF	\$29/SF FSG
I500E	1,579 RSF	\$25/SF FSG	720	5,782 RSF	\$25/SF FSG
I500B	1,614 RSF	\$20/SF FSG	I440	6,251 RSF	\$15/SF FSG
I000A	1,819 RSF	\$25/SF FSG	700	6,401 RSF	\$25/SF FSG
I125	1,848 RSF	\$15/SF FSG	I620	7,612 RSF	\$20/SF FSG
I050	1,962 RSF	\$25/SF FSG	I300	11,787 RSF	\$20/SF FSG
I000C	1,978 RSF	\$25/SF FSG	800	12,174 RSF	\$20/SF FSG
I000D	2,514 RSF	\$25/SF FSG			
600A	2,673 RSF	\$25/SF FSG			
I175	2,686 RSF	\$12/SF FSG			
920	2,892 RSF	\$25/SF FSG			
I100	3,155 RSF	\$25/SF FSG			
600B	3,346 RSF	\$25/SF FSG			
I200B	3,814 RSF	\$25/SF FSG			
I600	4,126 RSF	\$8/SF FSG			



Garage Overview

- 82 Total parking spaces
- 2 levels of parking spaces
- Keycard access
- Premium 24/7 reserved options
- Air compressor & windshield cleaners

Monthly Parking Options

Unreserved

\$299

Per month
best value

Reserved Business

\$329

Mon-Fri
7am-6pm

Reserved Premium

\$349

Reserved
Space 24/7

Reserved Premium 24/7

\$399

Premium
Reserved
Space 24/7

All parking options provide 24/7 garage access; however, only the "Reserved Premium" options include reserved spaces before/after normal business hours.

www.PeakCRE.com | (303) 242-4444

CONTACT OUR TEAM

MIGUEL M: (720) 343-6169

OMAR V: (970) 270-9519

T BLAKE : (720) 530-5788

TIM ROGERS: (303) 641-4080

JACK S: (770) 891-1087