

**1801 BROADWAY
DENVER 80202**

**BEST RATES
DOWNTOWN**

**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**

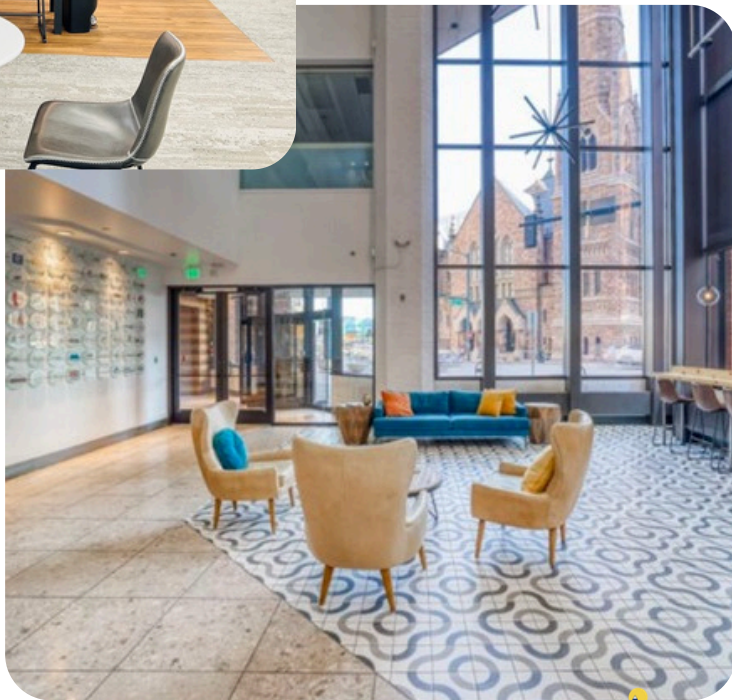
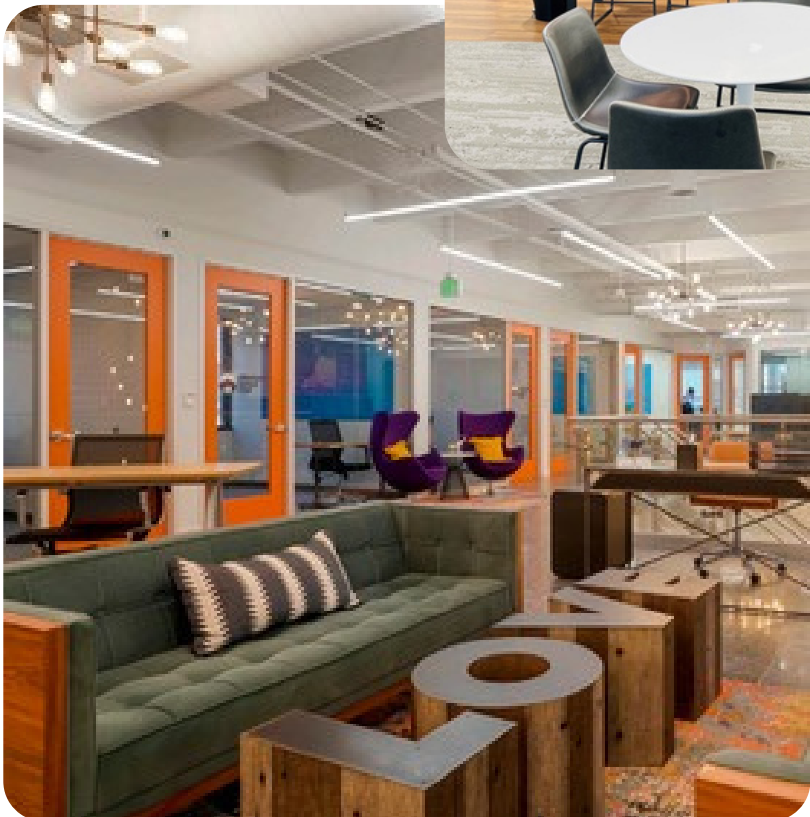
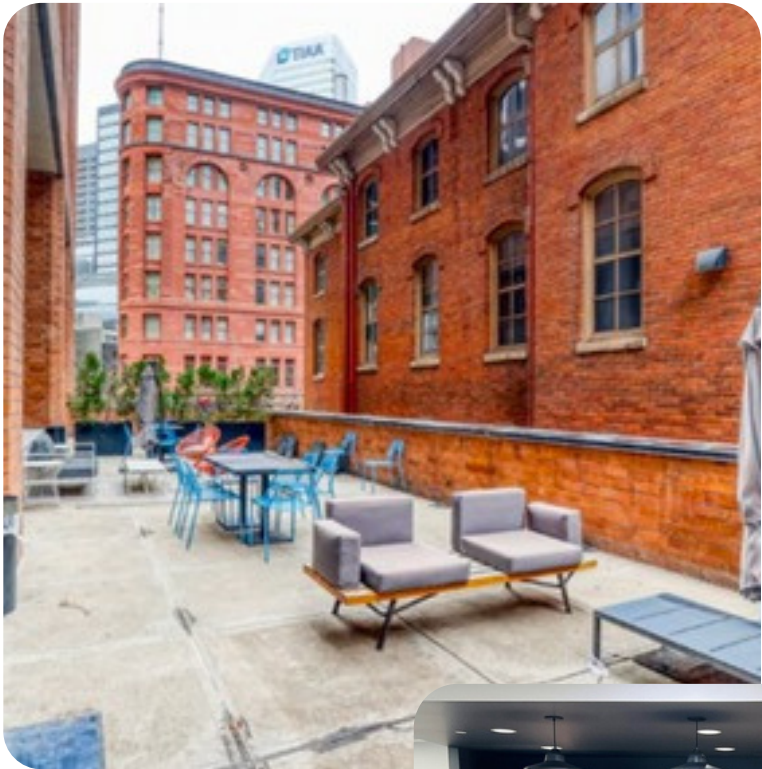
AVAILABILITIES

SUITE #	SF	RATE	SUITE #	SF	RATE
I205	626 RSF	\$16/SF FSG	900A	3,311 RSF	\$25/SF FSG
I410	1,061 RSF	\$15/SF FSG	600B	3,346 RSF	\$25/SF FSG
I500C	1,516 RSF	\$20/SF FSG	200A	3,638 RSF	\$25/SF FSG
I500E	1,579 RSF	\$24/SF FSG	I200B	3,814 RSF	\$25/SF FSG
I500B	1,614 RSF	\$20/SF FSG	I600	4,126 RSF	\$8/SF FSG
I000A	1,819 RSF	\$25/SF FSG	900	4,135 RSF	\$20/SF FSG
I125	1,848 RSF	\$15/SF FSG	I700B	4,216 RSF	\$29/SF FSG
I050	1,962 RSF	\$25/SF FSG	I200A	4,425 RSF	\$25/SF FSG
I000C	1,978 RSF	\$25/SF FSG	I400	4,845 RSF	\$15/SF FSG
I700C	2,146 RSF	\$25/SF FSG	I700A	5,746 RSF	\$29/SF FSG
I000D	2,514 RSF	\$25/SF FSG	720	5,782 RSF	\$25/SF FSG
I00	2,532 RSF	\$29/SF NNN	I440	6,251 RSF	\$15/SF FSG
600A	2,673 RSF	\$25/SF FSG	700	6,401 RSF	\$25/SF FSG
I175	2,686 RSF	\$12/SF FSG	I620	7,562 RSF	\$20/SF FSG
940	2,892 RSF	\$25/SF FSG	I300A	11,787 RSF	\$20/SF FSG
I,100	3,155 RSF	\$25/SF FSG	800	12,174 RSF	\$20/SF FSG

CONTACTS

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PARKING

**82 TOTAL PARKING SPACES
OVER 2 FLOORS**



**PREMIUM 24/7 RESERVED
OPTIONS**

**KEYCARD ACCESS FOR
ADDED SECURITY**



**AIR COMPRESSOR &
WINDSHIELD CLEANERS**

MONTHLY PARKING OPTIONS

UNRESERVED

\$299

**PER MONTH
BEST VALUE**

M-F RESERVED

\$329

**MON - FRI
7AM-6PM**

**RESERVED
7 DAYS**

\$349

**RESERVED
SPOT 24/7**

**PREMIUM
RESERVED**

\$399

**PER MONTH
BEST VALUE**

ALL PARKING OPTIONS PROVIDE 24/7 ACCESS. ONLY "RESERVED PREMIUM" SPOTS INCLUDE RESERVED SPACES OUTSIDE OF NORMAL BUSINESS HOURS