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The Chancery
 1120 Lincoln Avenue
 Denver, Colorado 80204

PROPERTY INFORMATION			
Building Size:	227,664 RSF	Total Available:	65,064 RSF
Number of Floors:	16	Largest Available:	21,865 RSF
Year Built:	1984	Smallest Available:	564 RSF
Operating Expense:	\$12.90 / 2025 Actual \$13.10 / 2026 Estimate	Common Area Factor: Rate:	20% \$17.00-19.00 RSF/NNN
Parking Ratio:	3 spaces: 1,000sf	Parking Charges:	\$140 / Unreserved \$165 / Reserved Managed by Parkwell
Conference Facility Rates:	\$100 / Half Day \$200 / Entire Day		

AVAILABLE SUITES			
Suite #	Size	Rate	Comments
100	4,959 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.
701	1,114 RSF	\$17.00 - \$19.00	3 offices (2 on glass), storage, large reception, mountain views
702	2,575 RSF	\$17.00 - \$19.00	6 offices (4 on glass), reception, large open area, storage, private balcony.* *Suites 702, 703, 704, 706 & 708 can be combined for a total of 11,704 RSF
703	1,719 RSF	\$17.00 - \$19.00	Large open area on glass, two private offices or one can be a conference room, breakroom with kitchen, Western views.* *Suites 702, 703, 704, 706 & 708 can be combined for a total of 11,704 RSF
704	2,942 RSF	\$17.00 - \$19.00	Corner Suite. 3 offices (1 on glass) 2 breakout rooms, large conference room on glass, coffee bar/kitchen, Large open area, West views. Available 5/01/2025.* *Suites 702, 703, 704, 706 & 708 can be combined for a total of 11,704 RSF

AVAILABLE SUITES - Continued

Suite #	Size	Rate	Comments
706	2,142 RSF	\$17.00 - \$19.00	6 offices (3 on glass), large conference room with glass, galley kitchen, downtown views.* *Suites 702, 703, 704, 706 & 708 can be combined for a total of 11,704 RSF
708	2,326 RSF	\$17.00-\$19.00	*Suites 702, 703, 704, 706 & 708 can be combined for a total of 11,704 RSF
711	963 RSF	\$17.00 - \$19.00	White boxed space. Western views.
900	2,725 RSF	\$17.00 - \$19.00	Elevator lobby exposure, reception area, 7 private offices (6 on glass), large conference room, kitchen, storage, west views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
901	2,362 RSF	\$17.00 - \$19.00	Corner suite, 5 offices on glass, large open area, western and city views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
907	2,296 RSF	\$17.00 - \$19.00	Corner suite, white boxed space. South and East views
909	937 RSF	\$17.00 - \$19.00	Open area and storage. Western Views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
1000	12,327 RSF	\$17.00-\$19.00	Corner suite, 11 offices (10 on glass), large open area, kitchen, storage, built-in reception desk, Western views* *Suites 1000/1005/1007 can be combined for a total of 21,865 RSF
1005	5,225 RSF	\$17.00-\$19.00	6 offices (5 on glass), open area, conference room, kitchen/storage. Corner suite with Southwestern views.* *Suites 1000/1005/1007 can be combined for a total of 21,865 RSF
1007	4,313 RSF	\$17.00 - \$19.00	Corner suite, 9 window offices, 1 large interior office, breakroom/kitchen, large conference room with glass, reception area. Southern and mountain views.* *Suites 1000/1005/1007 can be combined for a total of 21,865 RSF
1101	2,697 RSF	\$17.00-\$19.00	Corner suite, 4 offices (could be 5), large open area, kitchen, Southeastern views.* Suites 1101/1102/1108 can be combined for a total of up to 6,050 RSF
1102	1,452 RSF	\$17.00-\$19.00	5 offices, kitchen, open area, Southern views, could be combined with Suite 1101 to create a 4,149 sq.ft. space

AVAILABLE SUITES - Continued			
Suite #	Size	Rate	Comments
1108	1,901 RSF	17.00-\$19.00	7 offices (5 on glass), open area.* Suites 1101/1102/1108 can be combined for a total of up to 6,050 RSF
1109	901 RSF	\$17.00 - \$19.00	2 offices on glass, large open area, galley kitchen, * Can be combined with Suite 1108 for a total of 2,802 RSF
1304	564 RSF	\$17.00 - \$19.00	Office and reception
1305	2,185 RSF	\$17.00 - \$19.00	4 offices (3 on glass), large open area, storage, city views.* *Suites 1305, 1306, & 1307 can be combined for a total of 5,783 RSF
1307	2,665 RSF	\$17.00-\$19.00	All open, can be combined with Suite 1306 to create a 3,620 sq.ft. space.* *Suites 1305, 1306, & 1307 can be combined for a total of 5,783 RSF
1507	7,100 RSF	\$17.00-\$19.00	Double corner suite, city and mountain views, 11 offices (9 on glass), 2 large conference rooms, large open area on glass, galley kitchen and storage
1605	1,602 RSF	\$17.00 - \$19.00	White boxed, galley kitchen, southern views

For more information contact: **Esperanza Wardroup** or **Jeff LaForte**

The 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: 6/29/2026