

SUBLEASE UP TO 59,860 SF

5th Floor | Denver, CO

1701

PLATTE STREET

**BUILDING SIGNAGE
AVAILABLE**

NEWMARK



SUBLEASE DETAILS

**5th floor - 59,860 SF
(divisible)**

LEASE RATE

- Subject to term length

PARKING

- 1.25/1,000 SF structured parking
- \$250/space/mo - unreserved
- \$300/space/mo - reserved
(15 spaces)

EXPIRATION

- Up to March 1, 2033

OPERATING EXPENSES

- \$19.13/SF (2024)

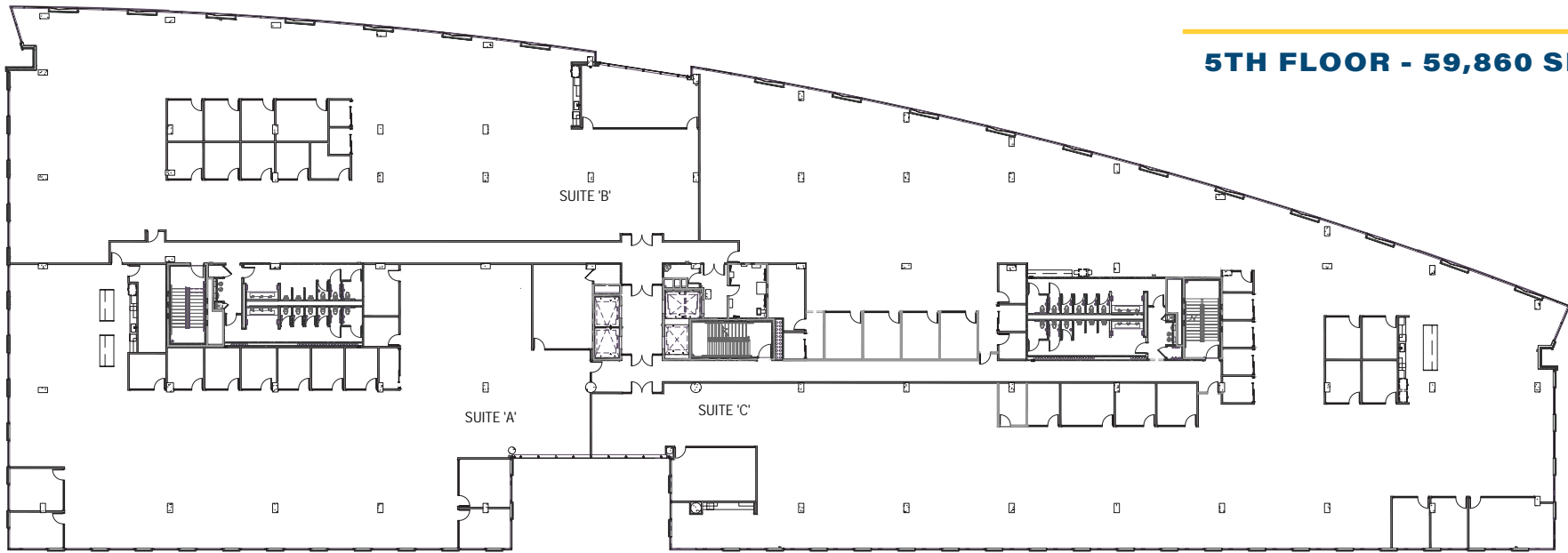
BUILDING AMENITIES

- Rooftop deck
- 245 seat multi-purpose room
- Pre-function area
- Fitness center
- 133 space secure bike storage
- Multiple outdoor spaces





FLOORPLANS



5TH FLOOR - 59,860 SF

34 OFFICE/HUDDLE | 11 PHONE ROOMS | 3 CONFERENCE ROOMS | 287 CUBICLES

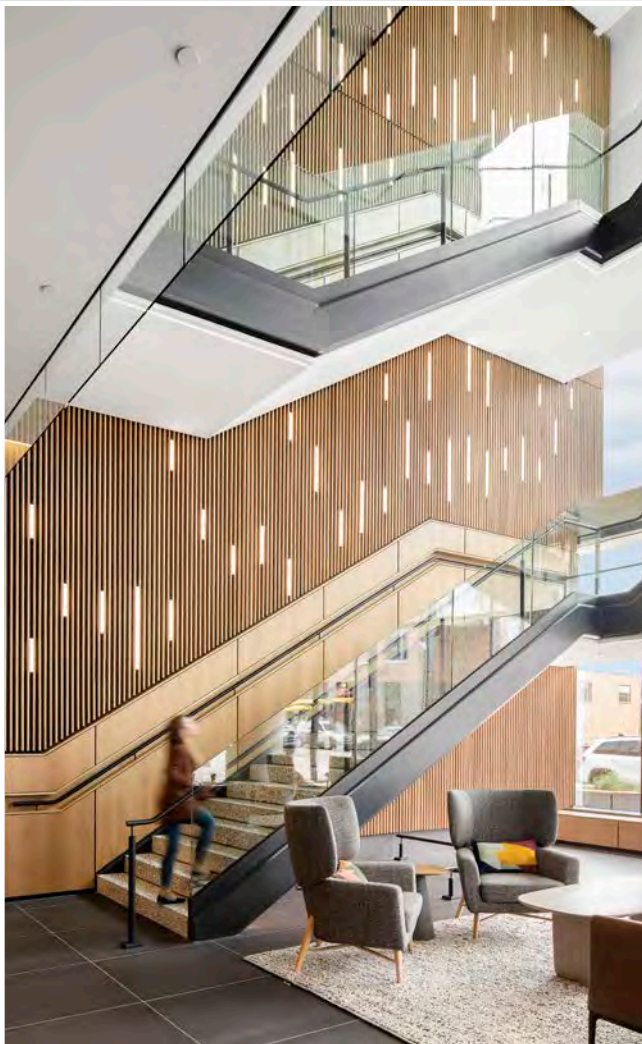


HYPOTHETICAL

BUILDING AMENITIES



LOBBY ELEVATOR ENTRY



LOBBY STAIRS



LOBBY



BIKE ROOM



FITNESS CENTER



ROOFTOP PATIO



ROOFTOP PATIO



MULTI-PURPOSE ROOM



PRE-FUNCTION AREA

1701 PLATTE STREET

Denver, CO



OVER 50 RESTAURANTS WITHIN WALKING DISTANCE

COMMONS PARK

SOUTH PLATTE RIVER

HIGHLAND BRIDGE

15th St

EMPOWER FIELD AT MILE HIGH

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1701 PLATTE STREET

Denver, CO

BALL ARENA

AURARIA CAMPUS

DENVER CENTER FOR THE PERFORMING ARTS

COLORADO CONVENTION CENTER

WALK TO UNION STATION

1-25 ACCESS

1-25 ACCESS



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