

1600 BROADWAY | SUITE 2100

Denver, CO 80202

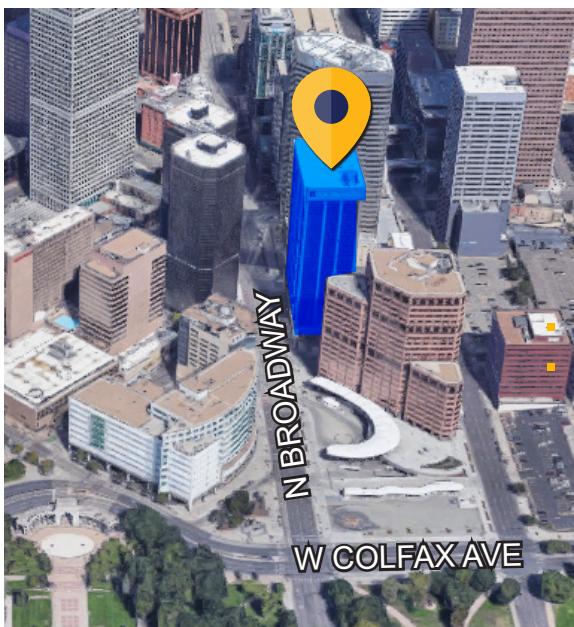
SUBLEASE

Space Profile:

Premises	21st Floor Suite 2100
RSF	2,993 - 18,170 RSF
Rental Rate	Negotiable
Term	Through 1/31/2031 (will consider shorter term)
Building Class	A Office
Submarket	CBD Submarket
Built	1972 REN 2016
Parking	1.0 / 1,000 SF
Furniture	Included

Features:

- Great Views
- New Buildout
- Fitness Center / Shower Facilities
- Banking
- High Ceilings
- Bicycle Storage
- Outdoor Seating
- Bus Line
- Property Manager on Site
- Conferencing Facility
- Controlled Access
- Sky Terrace
- Direct Elevator Exposure



FOR MORE INFORMATION

Rick Door

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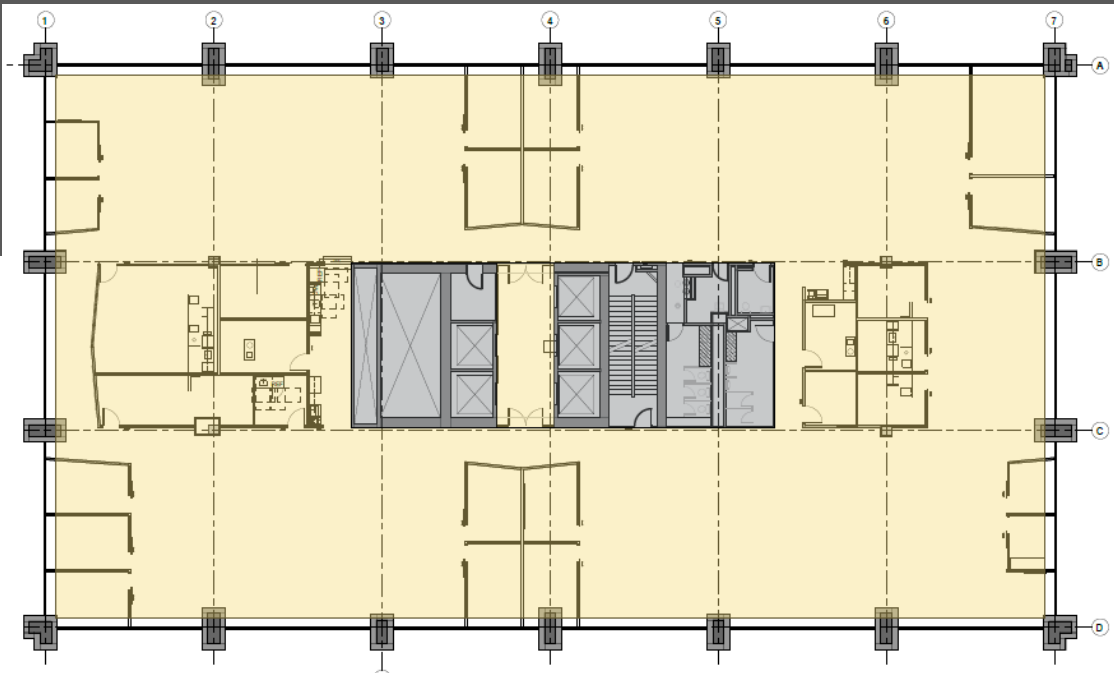
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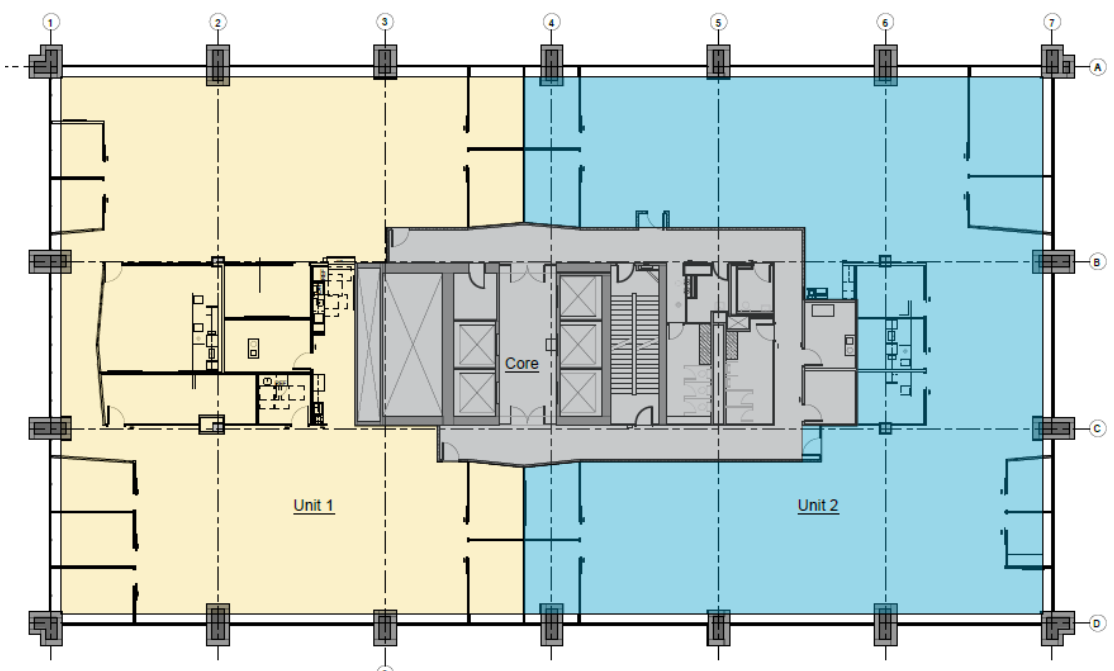
21st Floor | 2,993 - 18,170 | 18,170 RSF



Core = 1,909 SF
Unit = 15,157 USF
Floor = 17,066 USF



Core = 3,502 SF
Unit 1 = 6,893 USF
Unit 2 = 6,671 USF
Floor = 17,066 USF



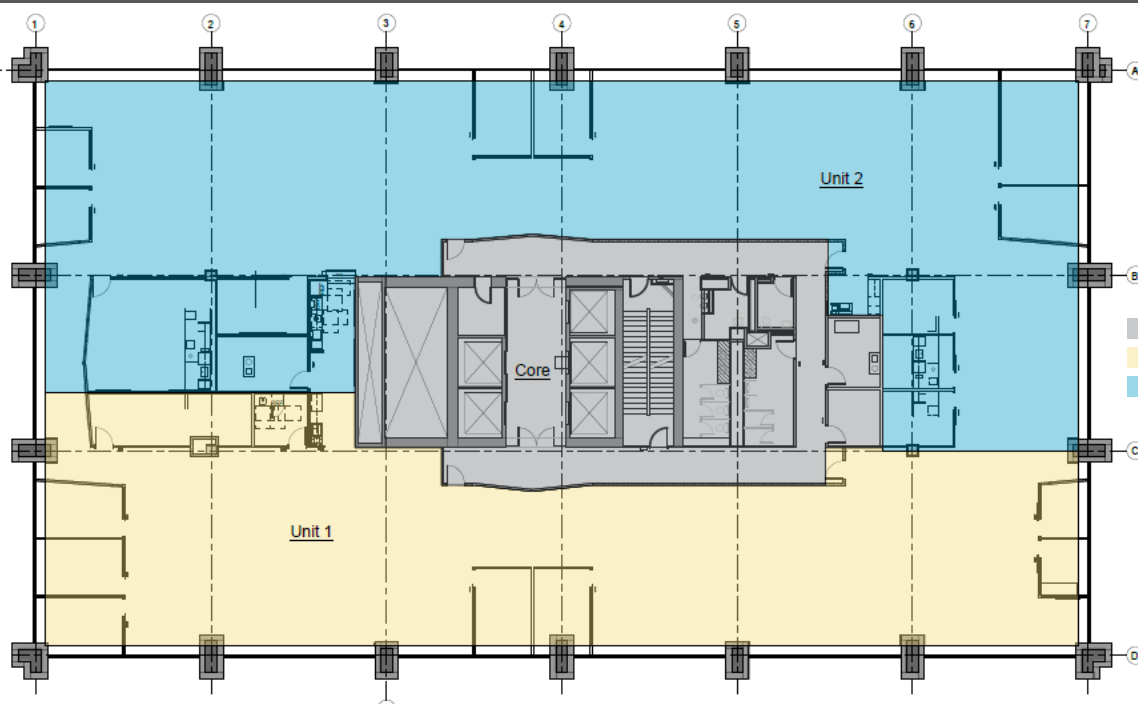
Estimated Budget Range
Assumes no MEP
\$105,000- \$115,000

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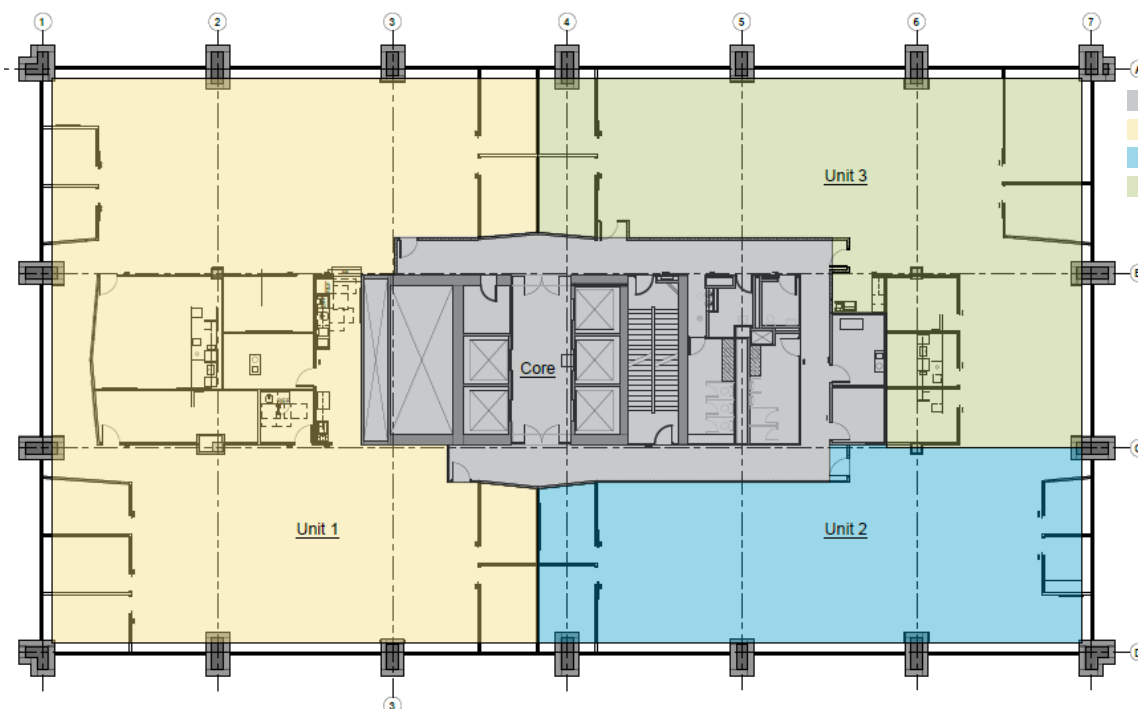
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21st Floor | 2,993 - 18,170 SF



Core = 3,443 SF
Unit 1 = 6,024 USF
Unit 2 = 7,599 USF
Floor = 17,066 USF

Estimated Budget Range
Assumes no MEP
\$120,000 - \$130,000



Core = 3,201 SF
Unit 1 = 6,893 USF
Unit 2 = 2,811 USF
Unit 3 = 3,861 USF
Floor = 17,066 USF

Estimated Budget Range
Assumes no MEP
\$138,000 - \$150,000

SUBLEASE

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