

CLASS A OFFICE SUBLEASE

1001 17th STREET
DENVER, CO 80202



1001 17TH STREET

1001 17th Street is a twenty-story, 655,000 RSF, Class A office building located at the gateway into Lower Downtown Denver. In 2012, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council. 1001 17th Street was also awarded an Energy Star label in 2013 and in 2014 for its operating efficiency. Located at the corner of Arapahoe and 17th Street, the building is one block from the 16th Street Mall, six blocks to Denver Union Station and is adjacent to the Free Metro Ride.



SUBLEASE INFORMATION

- < Total Space Available: 81,862 RSF
- < Floor 17: 16,016 RSF
- < Floor 19: 32,923 RSF
- < Floor 20: 32,923 RSF
- < Net Rental Rate: \$12.50/RSF
- < Operating Expenses (2017 est.): \$14.01/RSF
- < Tenant Improvements: Negotiable
- < Parking Ratio: 1.00/1,000 RSF
- < Designated Reserved Parking Spaces: \$300.00/space/month
- < Undesignated Reserved Parking Spaces: \$250.00/month
- < Unreserved Parking Spaces: \$195.00/space/month

BUILDING FEATURES

- < Extensive fitness center with showers and lockers
- < 9' finished ceilings
- < 5' window mullion for planning efficiency
- < LEED Gold certified
- < Energy Star labeled
- < Excellent access to numerous restaurants and other amenities

For more information, please visit:
www.colliers.com/texas/17thstreetdenverco



SUBLEASE DISPOSITION TEAM



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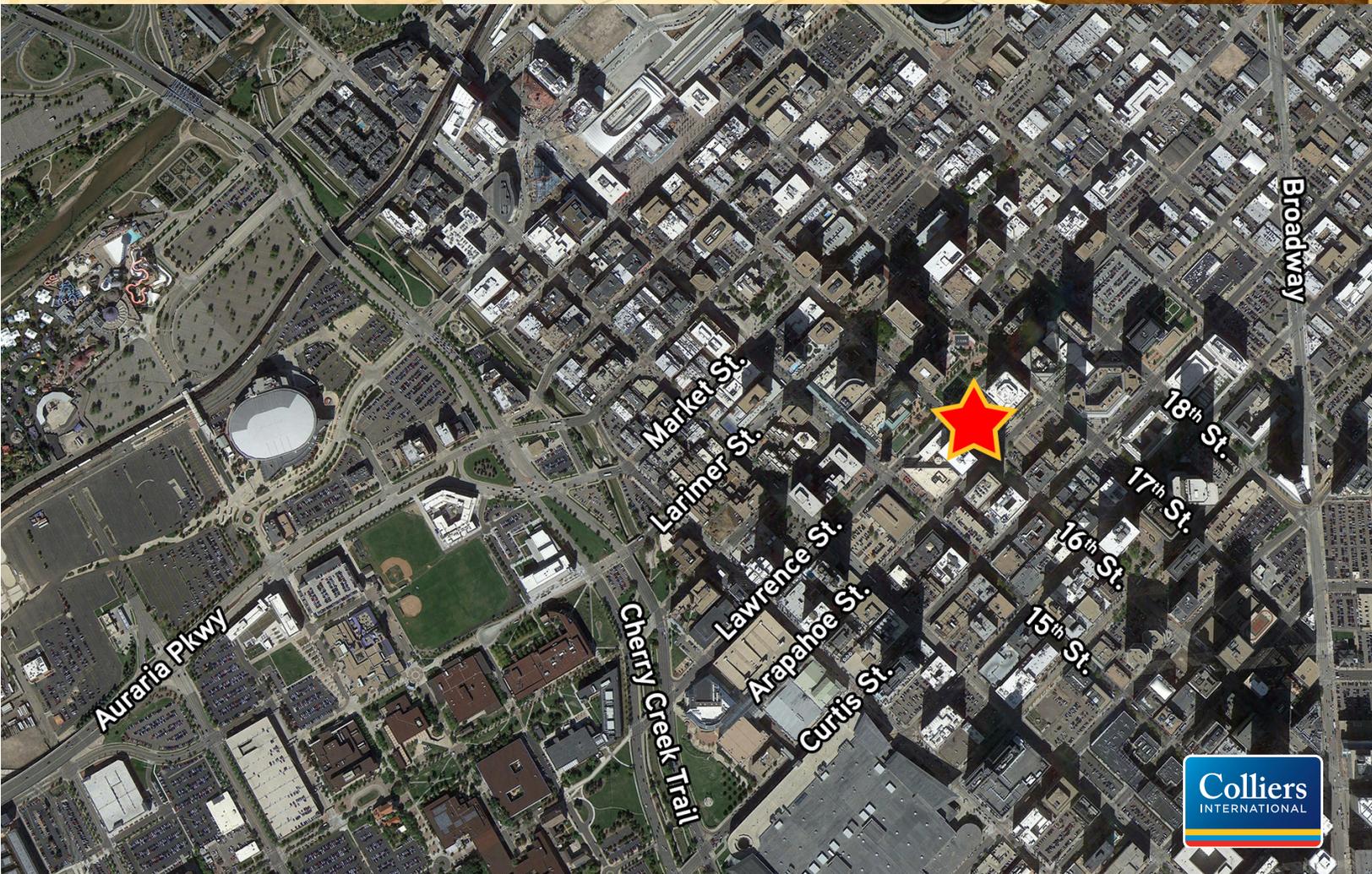
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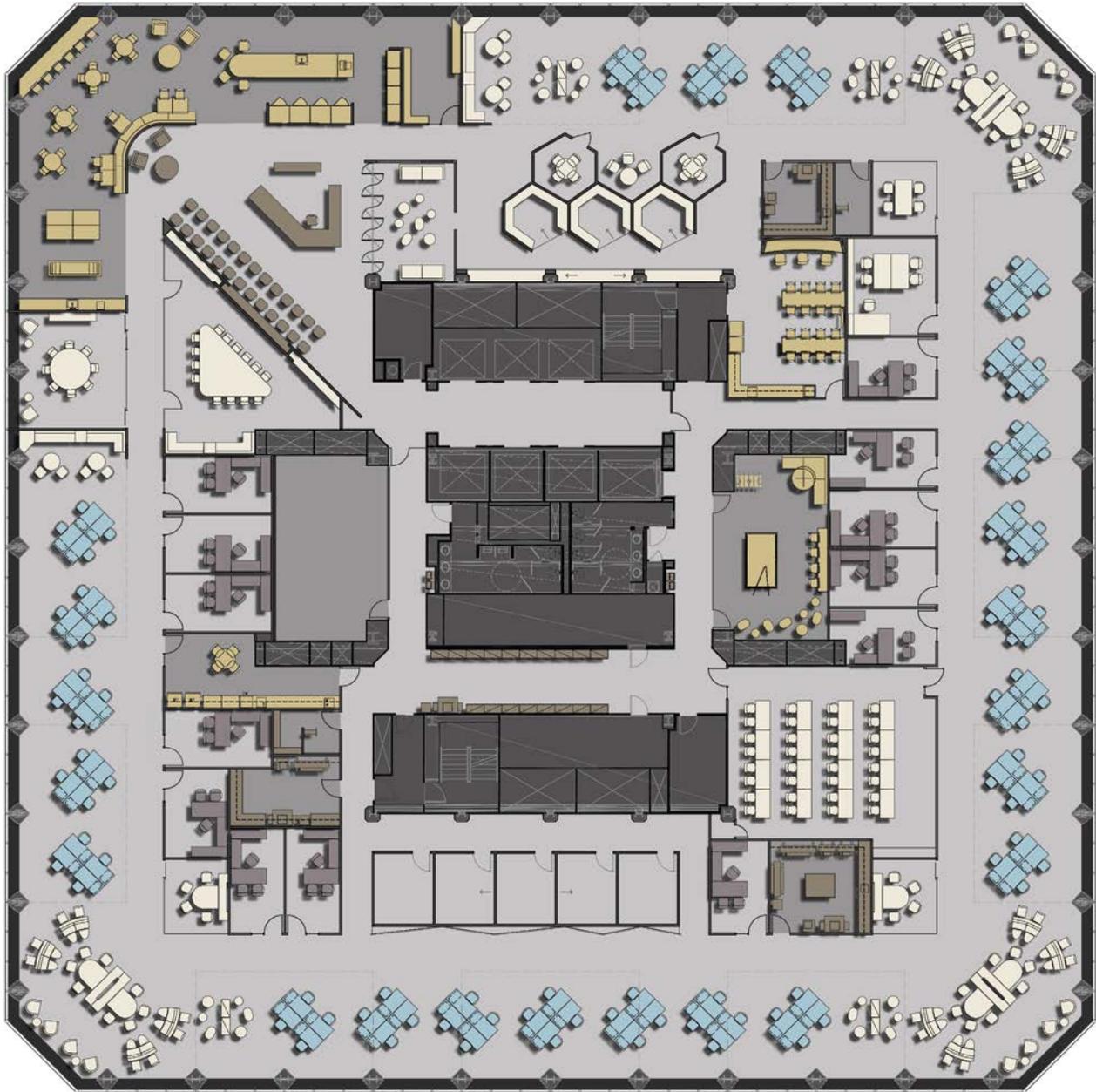
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EXAMPLE OF REDESIGNED SPACE FOR SUBLEASE



Potential space layout with tenant improvement allowance provided by Sublandlord.

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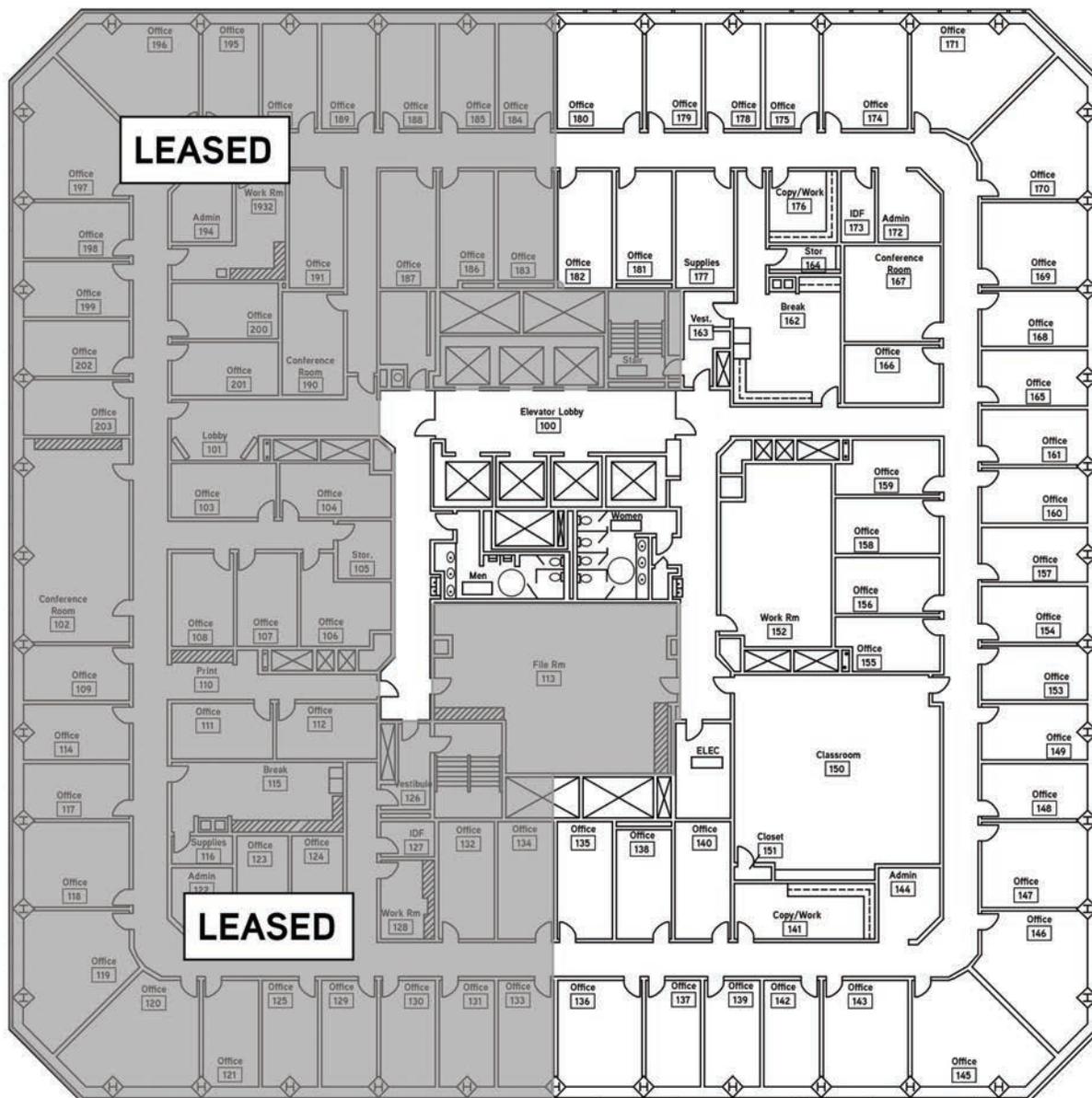
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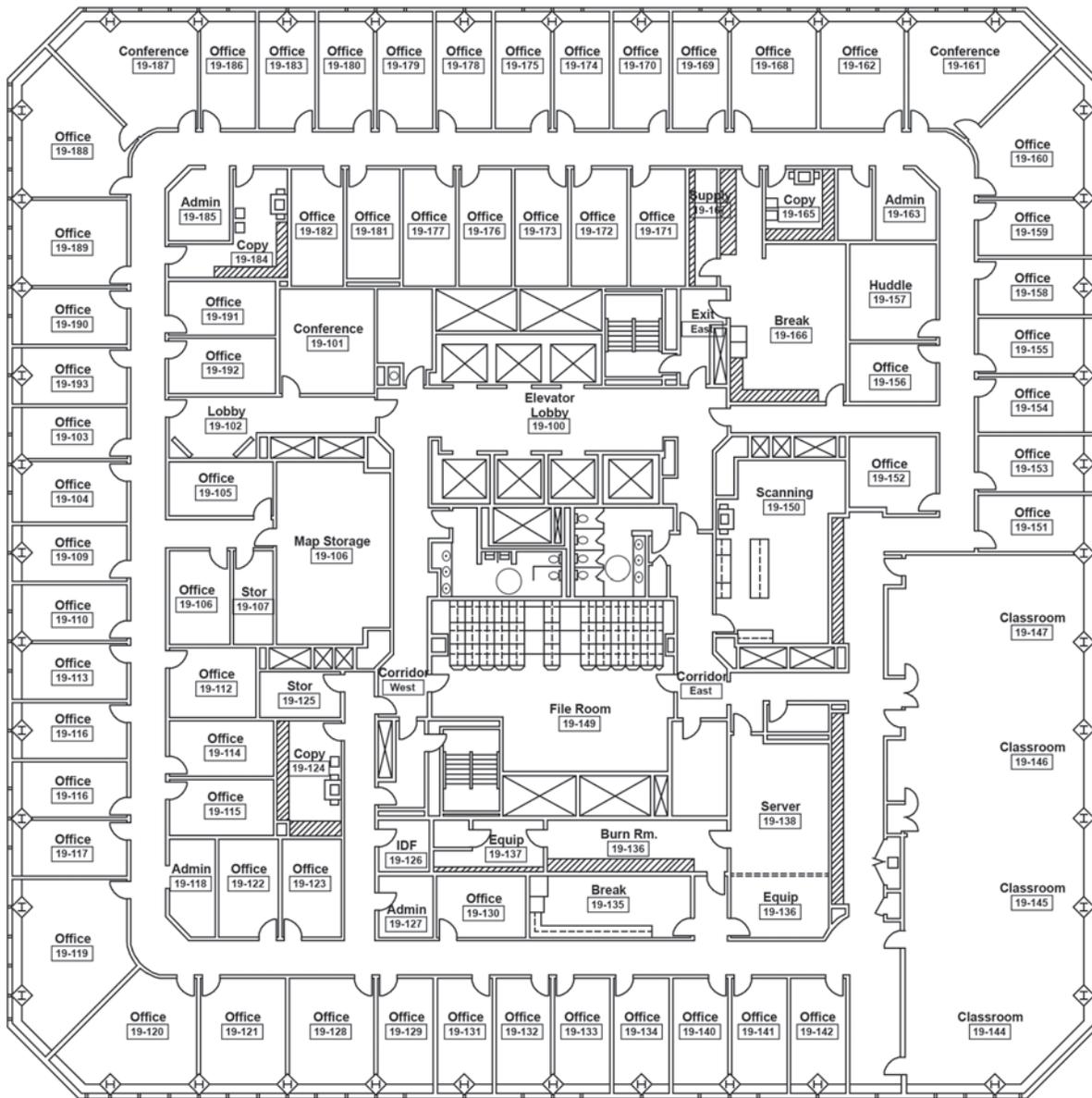
FLOOR 17



FLOOR FEATURES

- ◀ 16,016 RSF
- ◀ 25 Exterior Offices
- ◀ 10 Interior Offices
- ◀ 1 Classroom
- ◀ 1 File Room
- ◀ 1 Conference Room
- ◀ 1 Break Room
- ◀ 1 Work Room

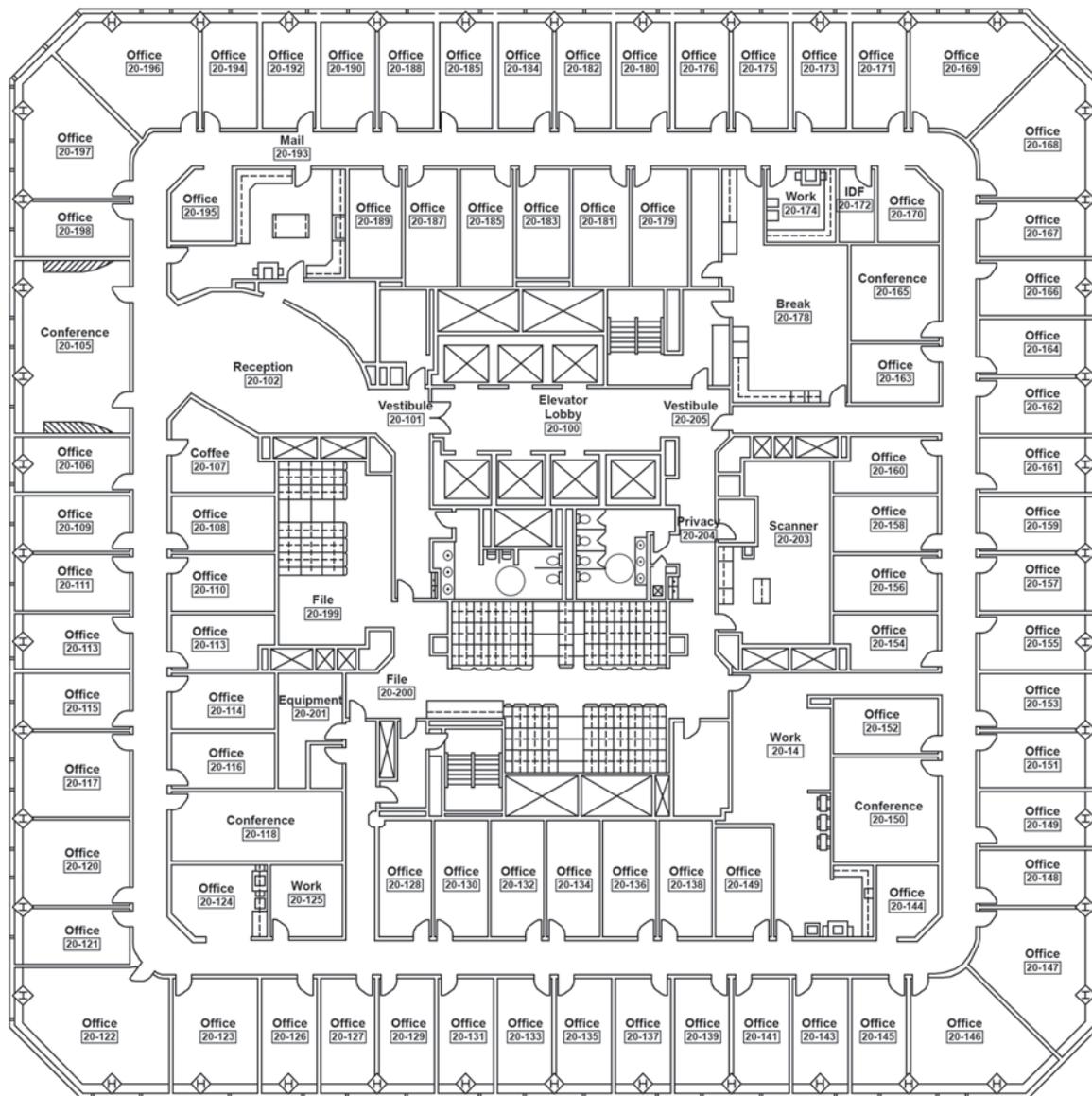
FLOOR 19



FLOOR FEATURES

- ◀ 32,923 RSF
- ◀ 42 Exterior Offices
- ◀ 19 Interior Offices
- ◀ 4 Class Rooms
- ◀ 1 File Room
- ◀ 4 Conference Rooms
- ◀ 2 Break Rooms
- ◀ 3 Work Rooms
- ◀ 3 Server Rooms

FLOOR 20

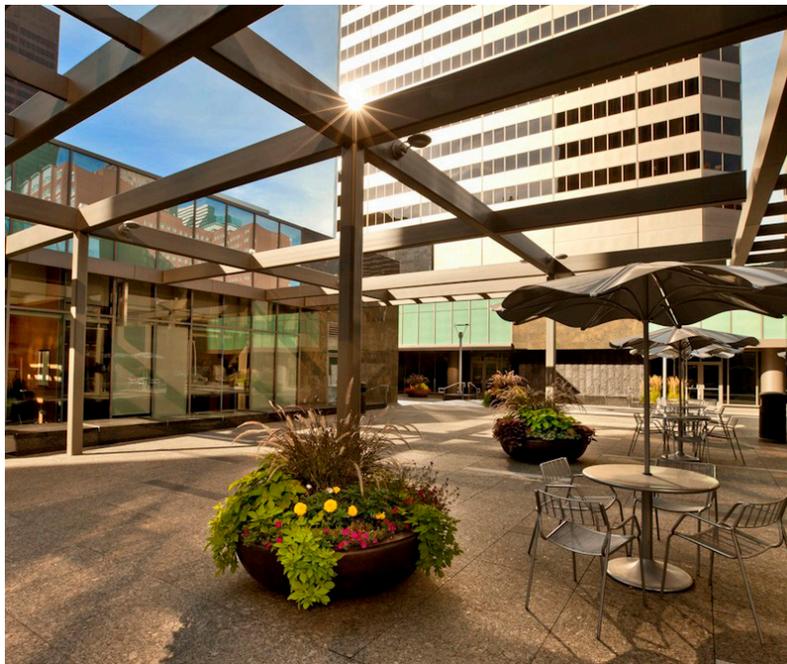
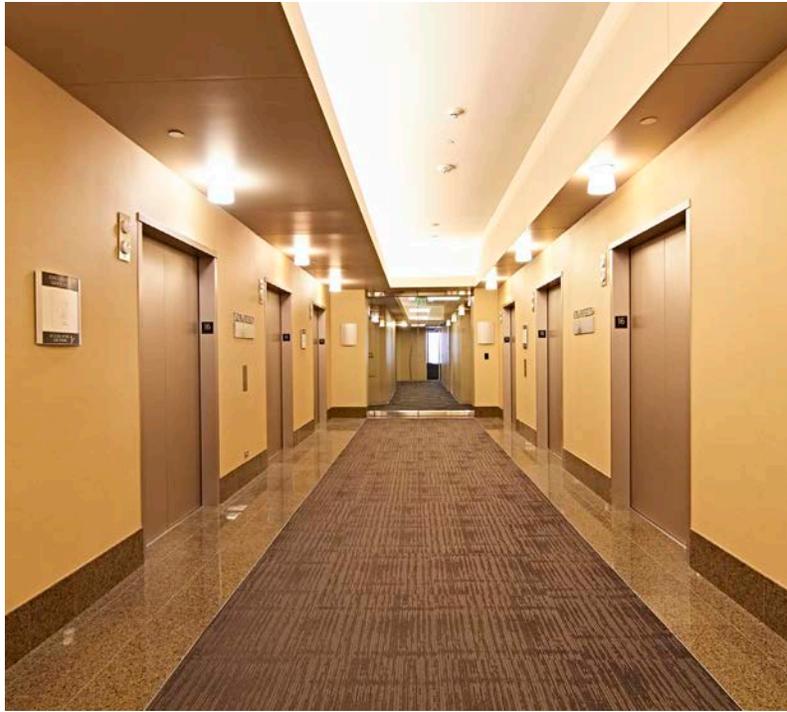


FLOOR FEATURES

- ◀ 32,923 RSF
- ◀ 4 Conference Rooms
- ◀ Reception Area
- ◀ 2 Break Rooms
- ◀ 52 Exterior Offices
- ◀ 4 Work Rooms
- ◀ 28 Interior Offices
- ◀ 3 Server/Mail Rooms
- ◀ 2 File Rooms









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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

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