

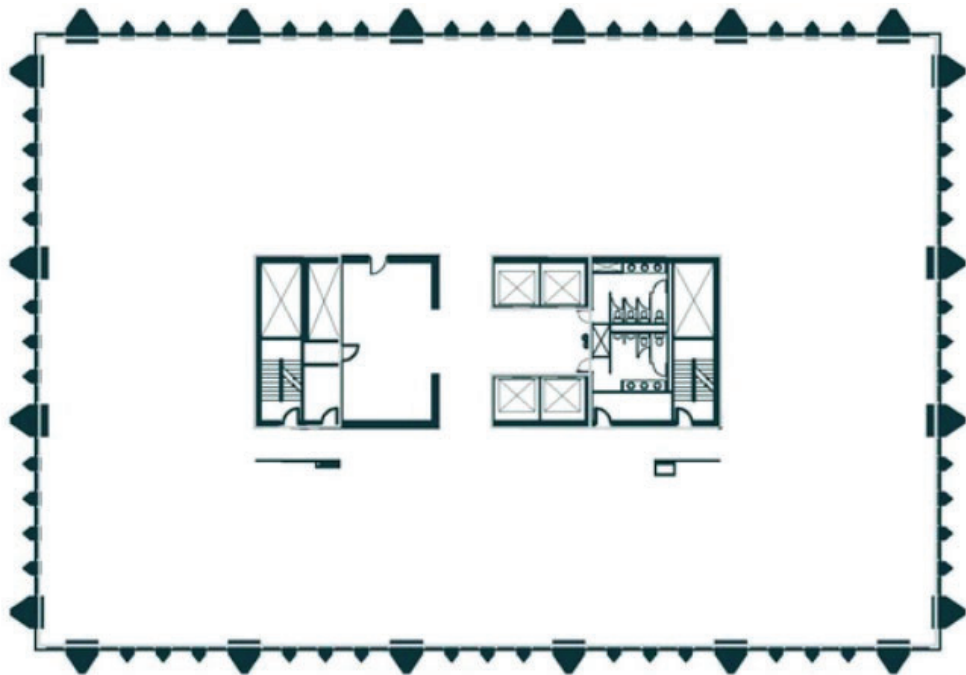
INDEPENDENCE PLAZA

1050 17th St, Denver, CO 80202, USA



— Building Information

Class	A
Year Built	1972 / 2018
Landlord	Heitman
Building Size	716,198 RSF
Floors	25
Floors Plate Size	19,700 RSF
Parking Ratio	1.0 Per 1,000 RSF
Parking Type	Surface
Parking Cost	\$215 Unres. \$250 Res.



— Suite Information

Suite	Large Block 3-12, 18-25
Floor	25th
RSF	415,000 RSF
Annual Cost (per RSF)	\$25.00 Base \$16.25 OPEX \$41.25 Gross
Condition	2nd Generation
Avail. Type	Direct
Avail. Date	NOW

— Comments

- LEED Gold
- Ownership may be willing to sell
- Nearly entire building can be made available
- 2nd tower can be created on 16th Street Side