

# For Sublease - 28,005 SF Denver Place

999 18th Street, Denver



**GRUBB & ELLIS**  
From Insight to Results

Tenant Advisory Group



## Property Features

- Ideal for law firm or oil & gas firm
- All common areas renovated
- 24/7 access via card key system
- Numerous hotels and restaurants on site and within walking distance
- Near Light Rail Station & 16th Street Mall
- LEED Certification Gold
- Nearby FORZA Athletic Club & Elways Restaurant
- Strong, stable building ownership
- Strong sublandlord

To learn more, please contact:

**Grubb & Ellis Company**  
1401 Wynkoop Street, Suite 300  
Denver, Colorado 80202  
303.572.7700 Main  
303.572.7722 Fax

[www.grubb-ellis.com](http://www.grubb-ellis.com)

## Building Highlights

<b>Building Address</b>	999 18th Street Suite 600 Denver, Colorado 80202
<b>Year Built</b>	1981 - Common Areas Renovated in 2008
<b>Occupancy</b>	July 1, 2010
<b>Sublease Rate</b>	\$22.00/SF FSG
<b>Sublease Term</b>	Through June 30, 2015
<b>Total Square Feet Available</b>	28,005 RSF (Divisible)
<b>Storage Space Available</b>	346 SF - Level B2
<b>Base Year Expense stop</b>	2010
<b>Parking Rate</b>	\$185.00 per month per space
<b>Parking Ratio</b>	1 : 1,000 Covered:
<b>Condition &amp; Premises</b>	Space is in excellent condition and may include select furniture and phone systems

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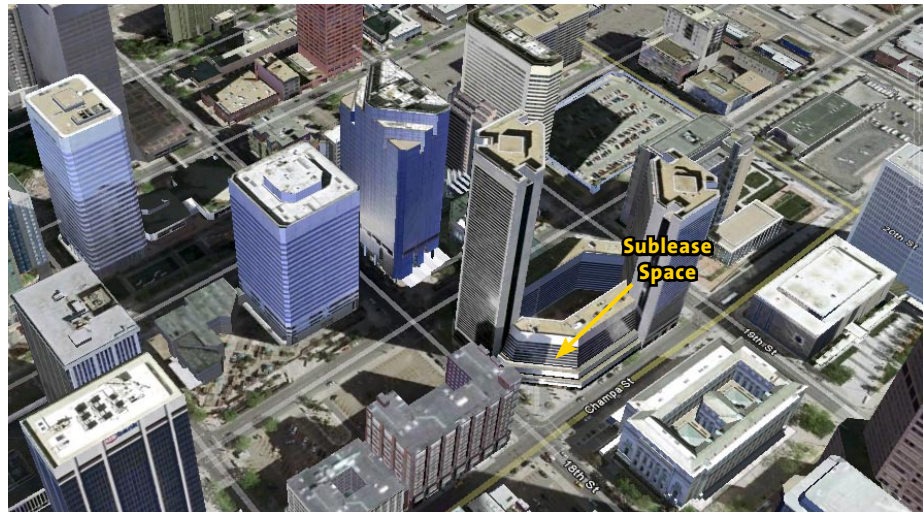
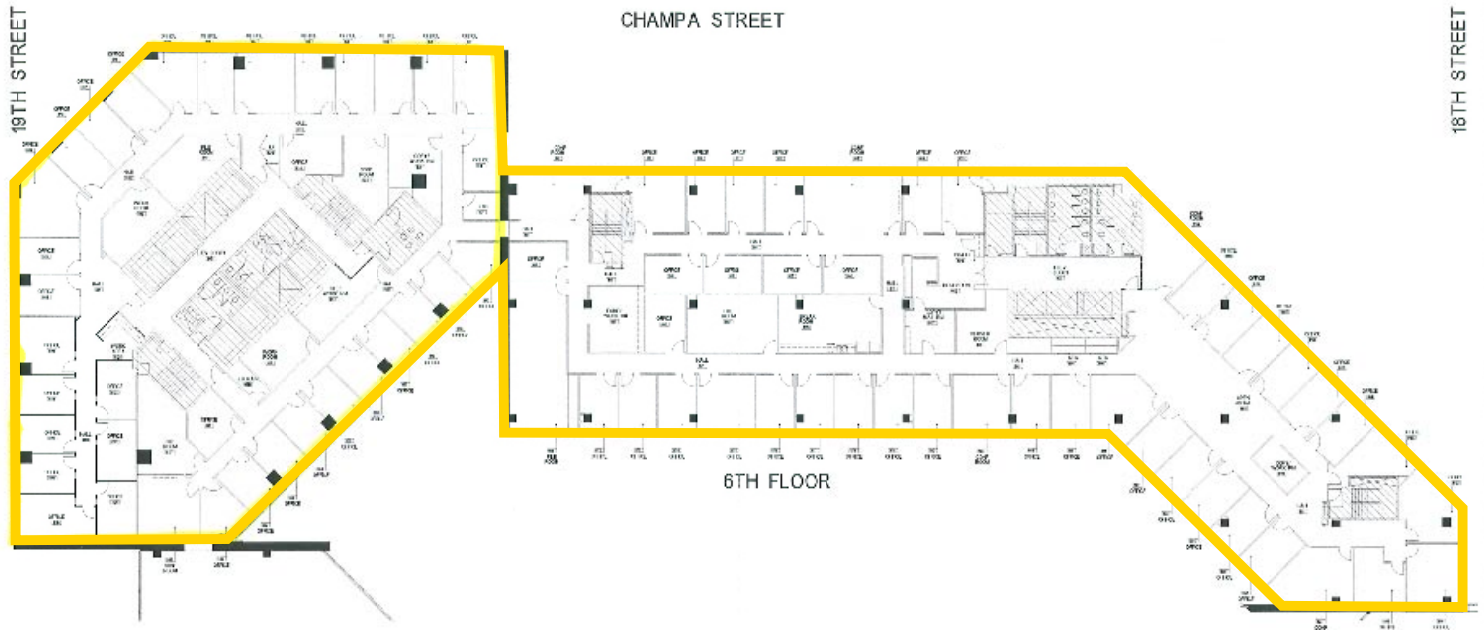
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**Floor Layout: 28,005 RSF**

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