

**SUBLEASE UP TO 119,811 SF**

4th & 5th Floors | Denver, CO

**1701**

PLATTE STREET

**NEWMARK**



## SUBLEASE DETAILS

**4th floor - 59,860 SF**

**5th floor - 59,951 SF**  
**(divisible)**

**Building Signage Available**

### LEASE RATE

- Subject to term length

### PARKING

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

### EXPIRATION

- Up to March 1, 2033

### OPERATING EXPENSES

- \$20.82/SF (2022)

### BUILDING AMENITIES

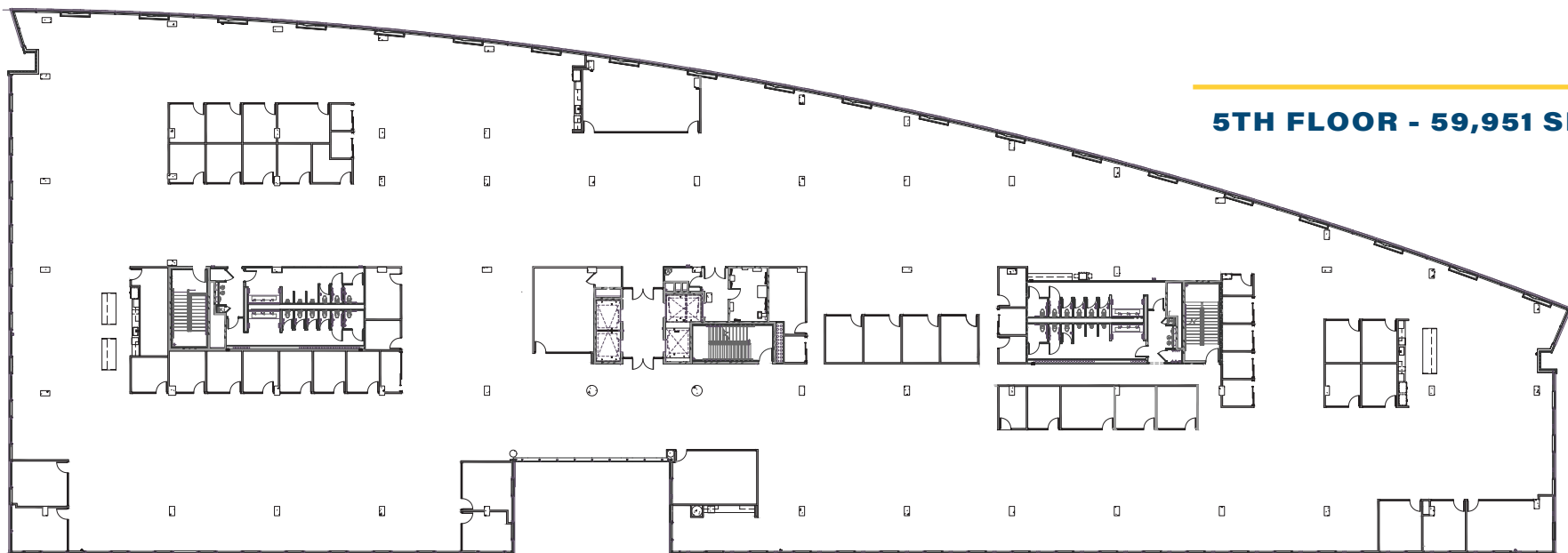
- Rooftop deck
- 245 seat multi-purpose room
- Prefunction area
- Fitness center
- 133 space secure bike storage
- Multiple outdoor spaces



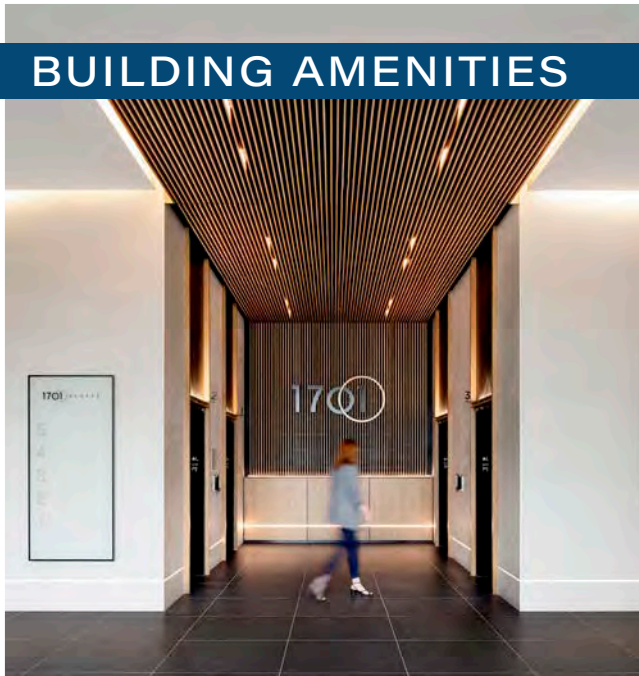
# FLOORPLANS



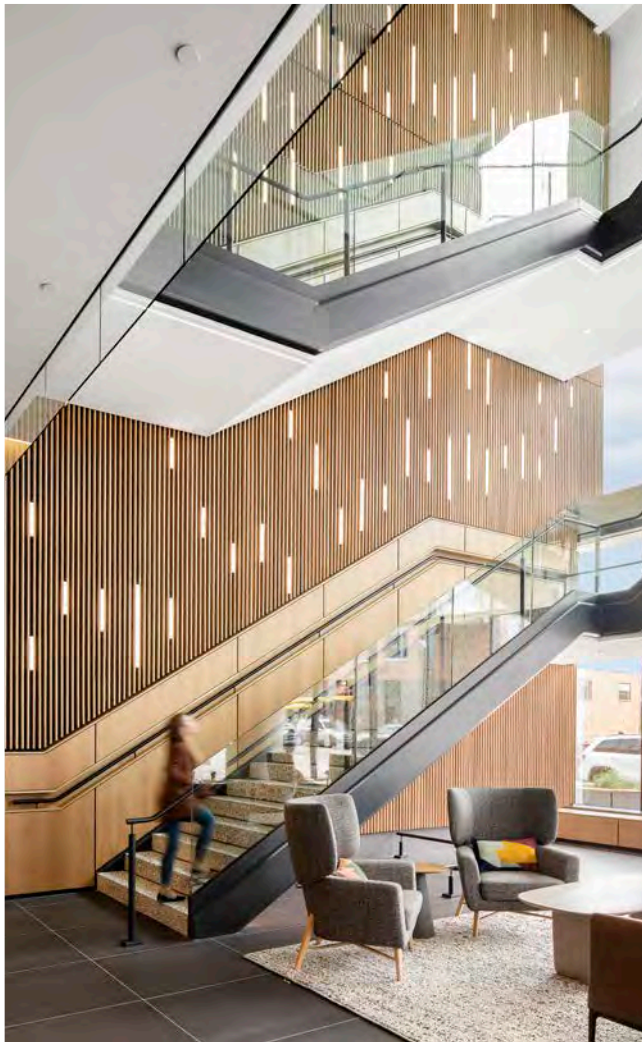
**PER FLOOR: 27 OFFICE/HUDDLE | 12 PHONE ROOMS | 7 CONFERENCE ROOMS | DENSITY 1/175 SF**



# BUILDING AMENITIES



**LOBBY ELEVATOR ENTRY**



**LOBBY STAIRS**



**LOBBY**



**BIKE ROOM**



**FITNESS CENTER**



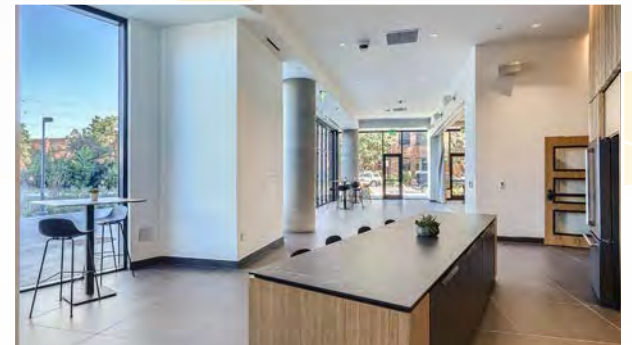
**ROOFTOP PATIO**



**ROOFTOP PATIO**



**MULTI-PURPOSE ROOM**



**PRE-FUNCTION AREA**

## BUILDING SIGNAGE

Highly visible signage on I-25,  
Denver's primary route North & South  
~275K cars per day



# 1701 PLATTE STREET

Denver, CO

POKE HOUSE, BROKEN CAGE, MARIA EMPANADA, DAUGHTER, BRIDER, CERVECERIA COLORADO, Room for Milly, BLUE SPARROW COFFEE, HABILIT, carbon, Inside Scoop Creamery, Baber's, PROTO'S, Sushi Sana, WONDER, FJALL RAVEN, ATHLETA, MY Brother's, BE, REI, Starbucks

COMMONS PARK, SOUTH PLATTE RIVER, HIGHLAND BRIDGE, DENVER POKE COMPANY

**OVER 50 RESTAURANTS WITHIN WALKING DISTANCE**

1-25 ACCESS, WALK TO UNION STATION, COORS FIELD, BALL ARENA, AURARIA CAMPUS, DENVER CENTER FOR THE PERFORMING ARTS, COLORADO CONVENTION CENTER, EMPOWER FIELD AT MILE HIGH

1701 PLATTE STREET Denver, CO



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