

1300 LOGAN STREET

DENVER, COLORADO 80203



Space is Divisible to
a Minimum of 16,350
(Two Floors)

41,250 RSF
High-Profile Headquarters

For Lease
\$29.00/SF
Full Service Gross



CUSHMAN &
WAKEFIELD

1300 LOGAN STREET

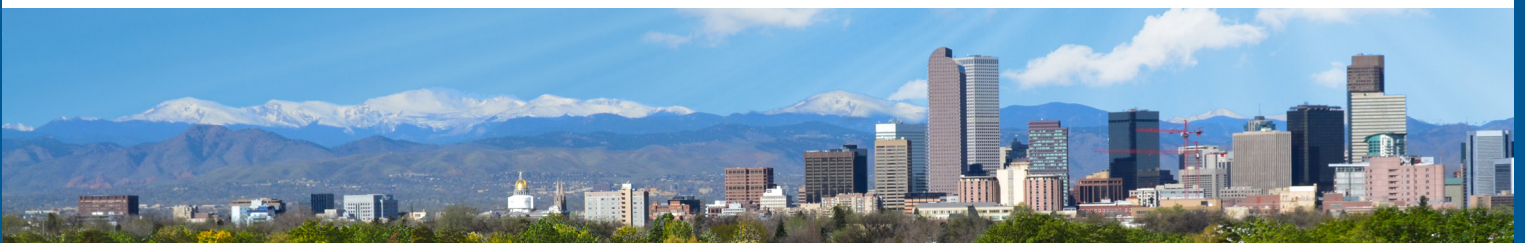
DENVER, COLORADO 80203

BUILDING SPECIFICATIONS

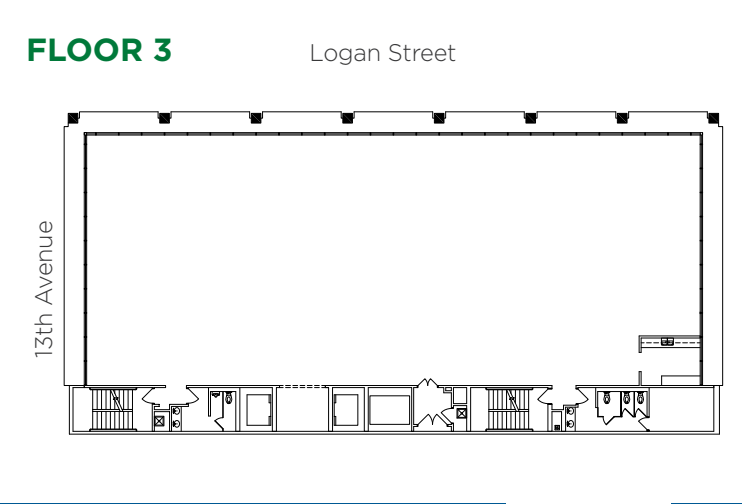
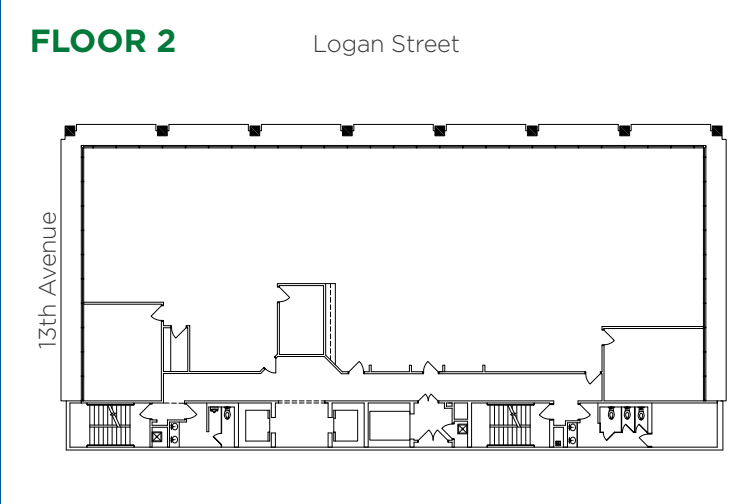
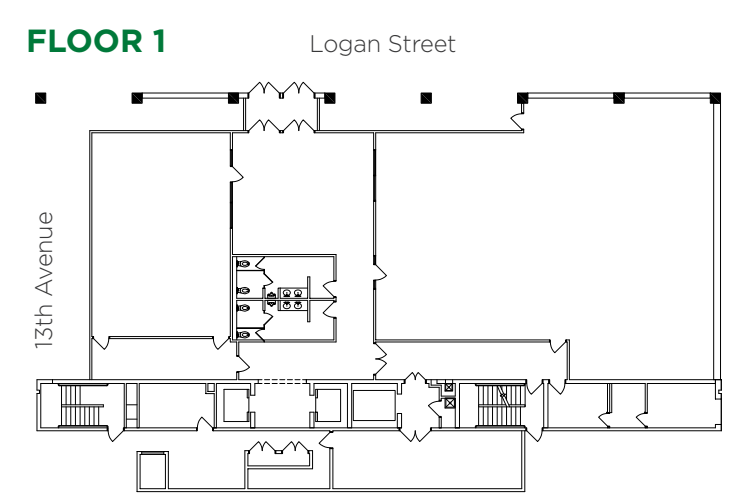
BUILDING RSF	41,250 RSF
DIVISIBLE	Minimum of 16,350 RSF on Two Floors
FLOORS	5
FLOORPLATES	Floor 1: 8,550 RSF Floors 2-5: 8,175 RSF
PARKING	1 : 463 Ratio (89 spaces) \$195/Month covered unreserved Additional surface spaces available on a month-to-month basis
YEAR BUILT	1977
LEASE TERM	10 Years
EXPENSES	2019 Base Year
ELEVATOR	(2) Otis passenger elevators 2,500 Pound capacity (1) Freight elevator
CONSTRUCTION	Precast columns, beams and double tees Slab to slab Floor 1: 14' 6" Floors 2-4: 12' 10" Floor 5: 13' 6"
ELECTRICAL SUPPLY	One, KVA Pad mount transformer, Dual source, utility company transfer

BUILDING HIGHLIGHTS

- High profile HQ building
- Building signage
- Owned by Colorado PERA
- Secured four level garage parking
- Great CBD alternative
- Ability to accommodate larger parking user
- Private courtyard
- Walking distance to municipal buildings
- Proximity card access at building entrances

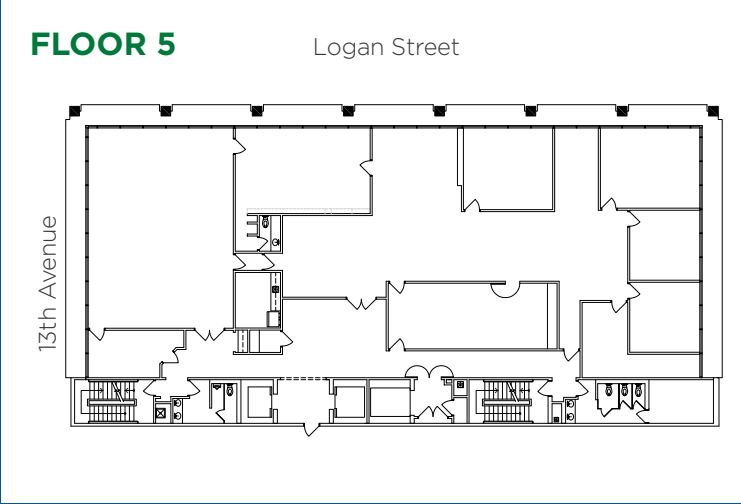
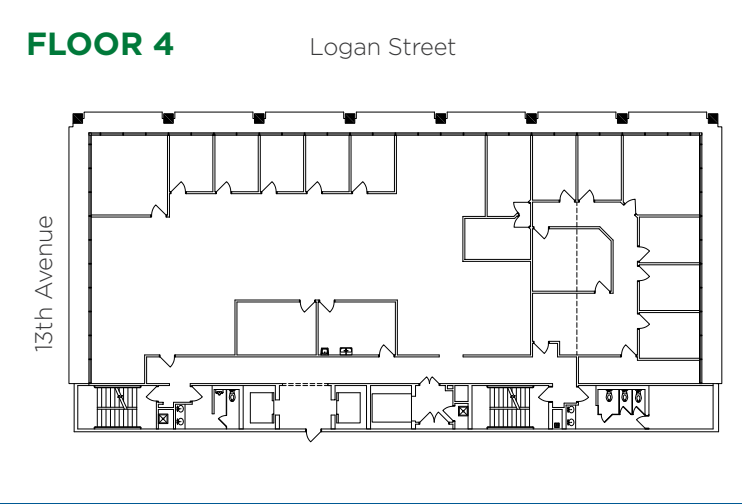
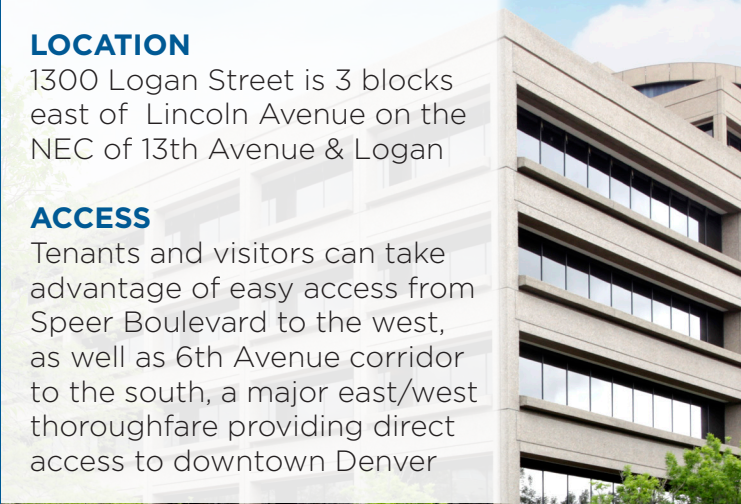


1300 LOGAN STREET consists of a five-story office building totaling 41,250 rentable square feet. Constructed with classic rectangular designs, the building features flexible floor plates, attractive commercial finishes in common areas and tenant spaces, and expansive windows providing views of the Front Range. The building features on-site and adjacent surface parking.



LOCATION
1300 Logan Street is 3 blocks east of Lincoln Avenue on the NEC of 13th Avenue & Logan

ACCESS
Tenants and visitors can take advantage of easy access from Speer Boulevard to the west, as well as 6th Avenue corridor to the south, a major east/west thoroughfare providing direct access to downtown Denver





Pepsi Center

Union Station

Coors Field

Denver Convention Center

16th Street Mall

Denver City & County

Broadway

Lincoln St.

Colorado State Capitol

E. 16th Ave.

Colorado Judicial Center

Grant St.

E. Colfax Ave.

Logan St.

1300 LOGAN STREET

E. 14th Ave.

Pennsylvania St.

Pearl St.

E. 13th Ave.



FOR MORE INFORMATION, PLEASE CONTACT:

David Fried
Managing Director
+1 303 489 0888
david.fried@cushwake.com

Stockton Baker
Managing Director
+1 303 312 4234
stockton.baker@cushwake.com

Robert Hudgins
Director
+1 303 729 2342
robert.hudgins@cushwake.com

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / PHONE +1 303 292 3700 / FAX +1 303 534 8270 / cushmanwakefield.com

Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.