

Lease Availability Report

4582 S Ulster St - Stanford Place III
 Denver, CO 80237 - Denver Tech Center Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982; Renov 2007
RBA:	343,166 SF
Floors:	17
Typical Floor:	21,500 SF

AVAILABILITY

Min Divisible:	1,739 SF
Max Contig:	43,246 SF
Total Available:	153,019 SF
Asking Rent:	\$\$19.50 - \$28.50/FS

EXPENSES

Taxes:	\$3.85 (2022)
Opex:	\$7.93 (2022)
Total Expenses:	\$11.79 (2022)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Sublet	2,625	2,625	2,625	\$22.00/FS	Vacant	Thru Jul 2028
<i>Premises Commercial Real Estate, LLC - Matt Smith (303) 996-8460, Johnny Neff (720) 743-6399</i>									
High exposure first floor lobby space with double glass door entry, nice small reception, glass faced conference room, and 8 private offices. Looks like a brand new spec suite. Check out a video of the space at https://youtu.be/vi2W_H-GYkE									
P 2nd	206	Office	Direct	4,174	4,174	4,174	\$25.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
Plug 'n play spec suite ready for immediate occupancy. Corner suite with six offices, conference room, break room and open area									
P 2nd	240	Office	Direct	4,463	4,463	4,463	\$26.50/FS	Aug 2023	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
New spec suite coming soon. Efficient corner suite with five window offices, large open area for workstations, conference room and break room.									
P 3rd	350	Office	Direct	2,739 - 14,740	14,740	14,740	\$26.50/FS	Jul 2023	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
New spec suites coming soon! Divisible down to 2,700 RSF									
P 4th	400	Office	Direct	21,603	21,603	43,246	\$27.00/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
Full floor opportunity contiguous with the 5th floor for up to 43,000 RSF. Incredibly efficient floor plate white boxed ready for tenant build out.									
P 5th	500	Office	Direct	21,643	21,643	43,246	\$27.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
Office intensive full floor. Contiguous with the 4th floor for up to 43,000 RSF. Sixty-six private offices, multiple conference rooms and break room.									
E 8th	800	Office	Direct	21,699	21,699	21,699	\$28.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i>									
Full floor opportunity with incredible views.									

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Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 9th	960	Office	Direct	3,233	3,233	3,233	\$28.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> Corner suite with mostly open plan, three offices, conference room and work room.									
P 10th	1050	Office	Direct	9,028	9,028	9,028	\$28.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New Spec Suite Coming Soon! Elevator lobby identity and incredible views of downtown. Open floor plan with high end finishes. Five offices, large conference, break room with exposed ceiling and large open area for workstations.									
P 13th	1310	Office	Direct	5,544	5,544	5,544	\$28.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New spec suite coming soon! Nine perimeter offices, large open area, break room and conference room.									
P 13th	1300	Office	Direct	5,225	5,225	5,225	\$28.50/FS	Sep 2023	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New spec suite coming soon! Elevator lobby identity with downtown and mountain views. Eleven offices, conference room, break room, and open area.									
P 13th	1350	Office	Direct	6,453	6,453	6,453	\$28.50/FS	Sep 2023	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New spec suite coming soon! Corner suite with fantastic mountain views and elevator lobby identity. Seven perimeter offices, conference room, large open plan for workstations and break room.									
P 13th	1320	Office	Direct	2,806	2,806	2,806	\$28.50/FS	30 Days	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New spec suite coming soon! Corner suite with great glass line. Open plan with conference room, two offices, conference room and break room.									
P 13th	1330	Office	Direct	1,739	1,739	1,739	\$28.50/FS	Sep 2023	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> New spec suite coming soon! Efficient small suite with conference room, two offices, open space and break room									
P 14th	1400	Office	Direct	6,221	6,221	6,221	\$28.50/FS	Vacant	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253</i> Corner suite with spectacular mountain views. Three large conference rooms, five offices, huddle rooms, break room and large open area.									
P 15th	1500	Office	Sublet	21,823	21,823	21,823	\$19.50/FS	Vacant	Thru Feb 2026
<i>JLL - John Beason (303) 217-7949</i> • Full floor opportunity • Plug & play space • Efficient layout with high-end finishes • High-rise mountain views • Term through: 1/31/2026 • Landlord will entertain longer term lease options									

LEASING COMPANY

Company:	Cushman & Wakefield
Contacts:	Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253

SALE

Last Sale:	Sold on Aug 1, 2022 for \$50,000,000 (\$145.70/SF)
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AMENITIES

24 Hour Access, Bicycle Storage, Car Charging Station, Concierge, Conferencing Facility, Fitness Center, Food Service, Property Manager on Site, Shower Facilities, Storage Space

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TRANSPORTATION

Parking: Covered Spaces @ \$65.00/mo; Ratio of 4.00/1,000 SF

Transit/Subway: 16 minute walk to Belleview Transit Stop (E, F, G Lines)

Airport: 41 minute drive to Denver International Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Some Transit (47)

KEY TENANTS

AIMCO Commercial	44,515 SF	Assuredpartners	20,187 SF
RS&H, Inc	20,187 SF	Apartment Investment and Management Company	19,071 SF
Aetna	14,336 SF	Heritage Title Company	10,093 SF

BUILDING NOTES

Stanford Place features a hi-tech common conference room and state-of-the art fitness center, showers, security guard, basement storage, loading dock and freight elevator. The building offers a panoramic mountain and downtown views on excellent DTC location. The building has high visibility and is across the street from the Hyatt DTC and Wyndam Hotel. The property is close to restaurant and retail amenities, with easy access to and around I-25 and I-225. In addition, it is only 20 minutes to DIA and downtown.