

**SUBLEASE UP TO 59,951 SF**

5th Floor | Denver, CO

**1701**

PLATTE STREET

**BUILDING SIGNAGE  
AVAILABLE**

**NEWMARK**



## SUBLEASE DETAILS

**5th floor - 59,951 SF  
(divisible to 25,000 SF)**

### LEASE RATE

- \$35.00/RSF NNN

### PARKING

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

### EXPIRATION

- Up to March 1, 2033

### OPERATING EXPENSES

- \$22.14/SF (2025)

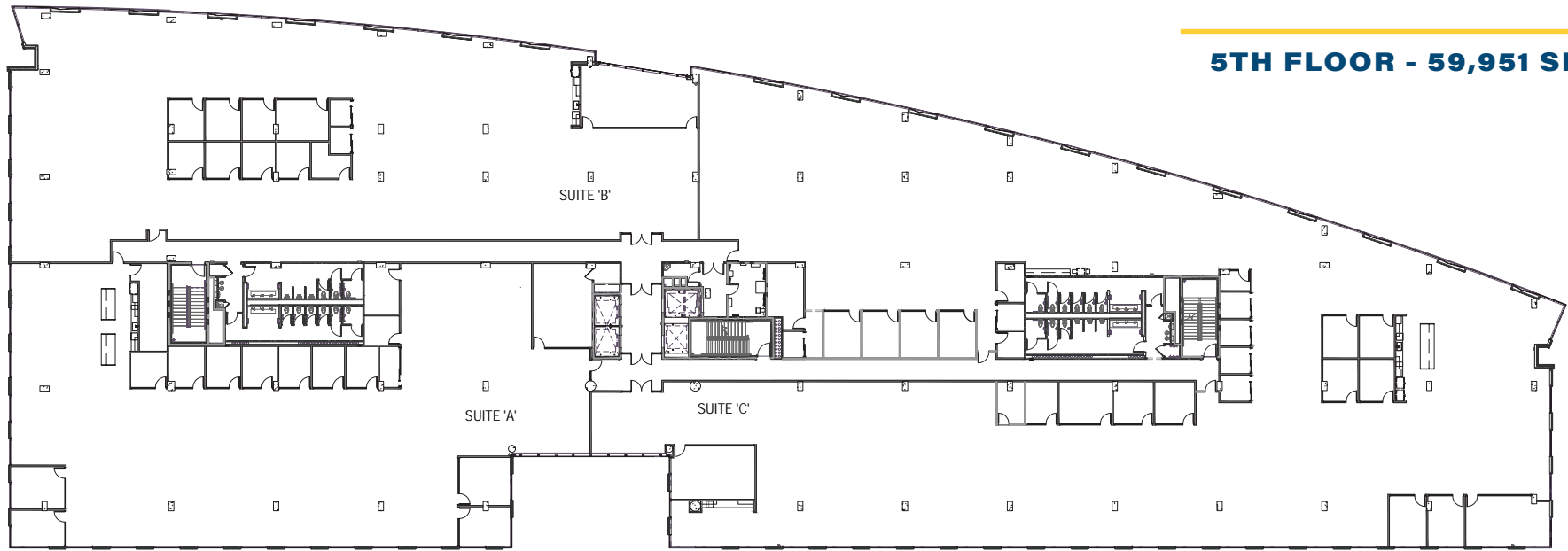
### BUILDING AMENITIES

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





# FLOORPLANS



**5TH FLOOR - 59,951 SF**

**34 OFFICE/HUDDLE | 11 PHONE ROOMS | 3 CONFERENCE ROOMS | 287 CUBICLES**



**HYPOTHETICAL**

# BUILDING AMENITIES



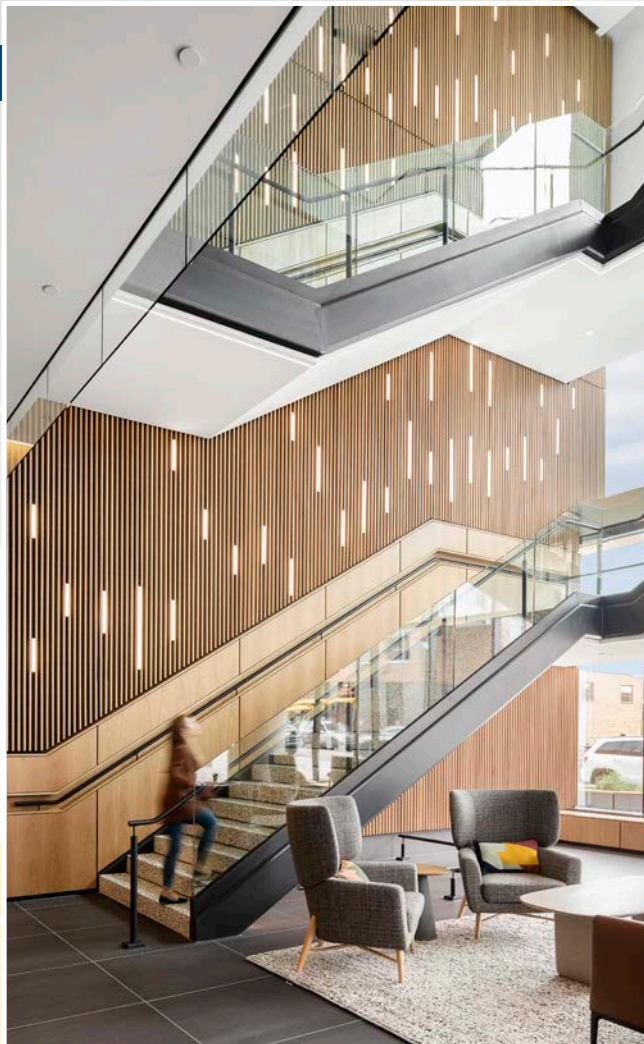
**LOBBY ELEVATOR ENTRY**



**LOBBY**



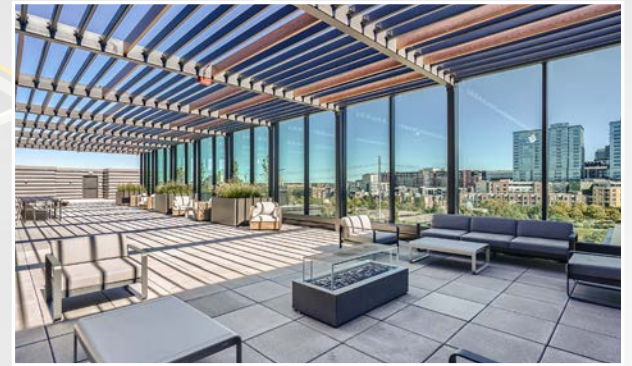
**BIKE ROOM**



**LOBBY STAIRS**



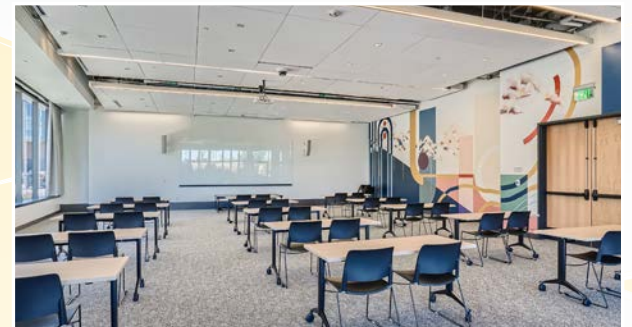
**FITNESS CENTER**



**ROOFTOP PATIO**



**ROOFTOP PATIO**



**MULTI-PURPOSE ROOM**



**PRE-FUNCTION AREA**

# 1701 PLATTE STREET

Denver, CO



**OVER 50 RESTAURANTS WITHIN WALKING DISTANCE**



**Jamie Gard**  
303-260-4341  
[jamie.gard@nrmk.com](mailto:jamie.gard@nrmk.com)

**Ben Stern**  
650-688-8509  
[ben.stern@nrmk.com](mailto:ben.stern@nrmk.com)  
CA RE License #01365215

[nrmk.com](http://nrmk.com)

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