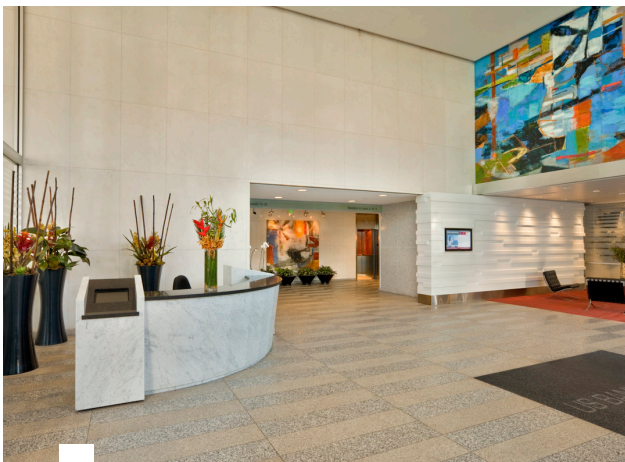


# USBT

## US BANK TOWER



## BUILDING INFORMATION



<b>Class</b>	A
<b>Year Built</b>	1974
<b>Renovated</b>	2008
<b>Building Size</b>	Office: 510,000 SF
<b>Typical Floor Size</b>	20,000 SF
<b>Floors</b>	26
<b>Rental Rates</b>	\$18.00 - \$22.00 NNN/SF
<b>Opex</b>	\$13.11/SF
<b>Parking</b>	Ratio: 1 : 735 Rate: \$205/month, unreserved
<b>Telecom Providers</b>	Century Link, AT&T, Level 3, Cogent, Time Warner Telecom

# US BANK TOWER'S UPSCALE AMENITIES ENCOMPASS:

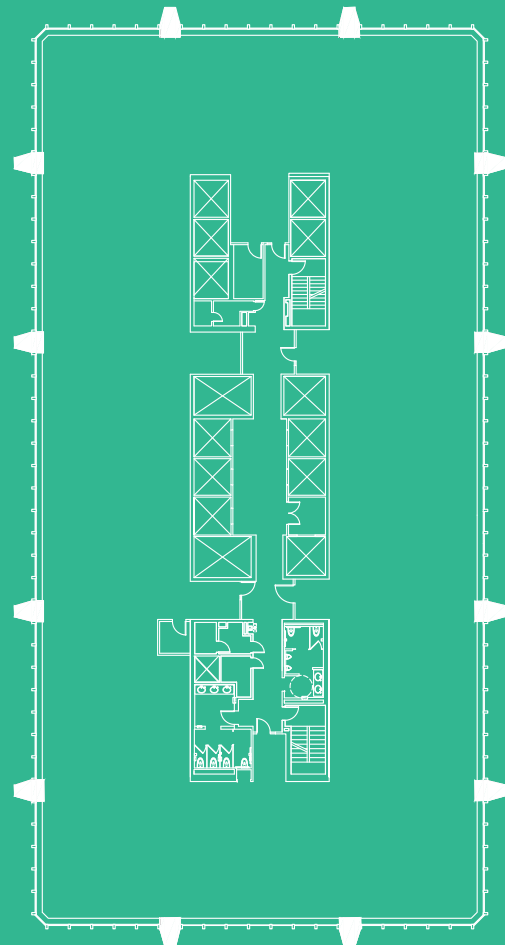


LOFT

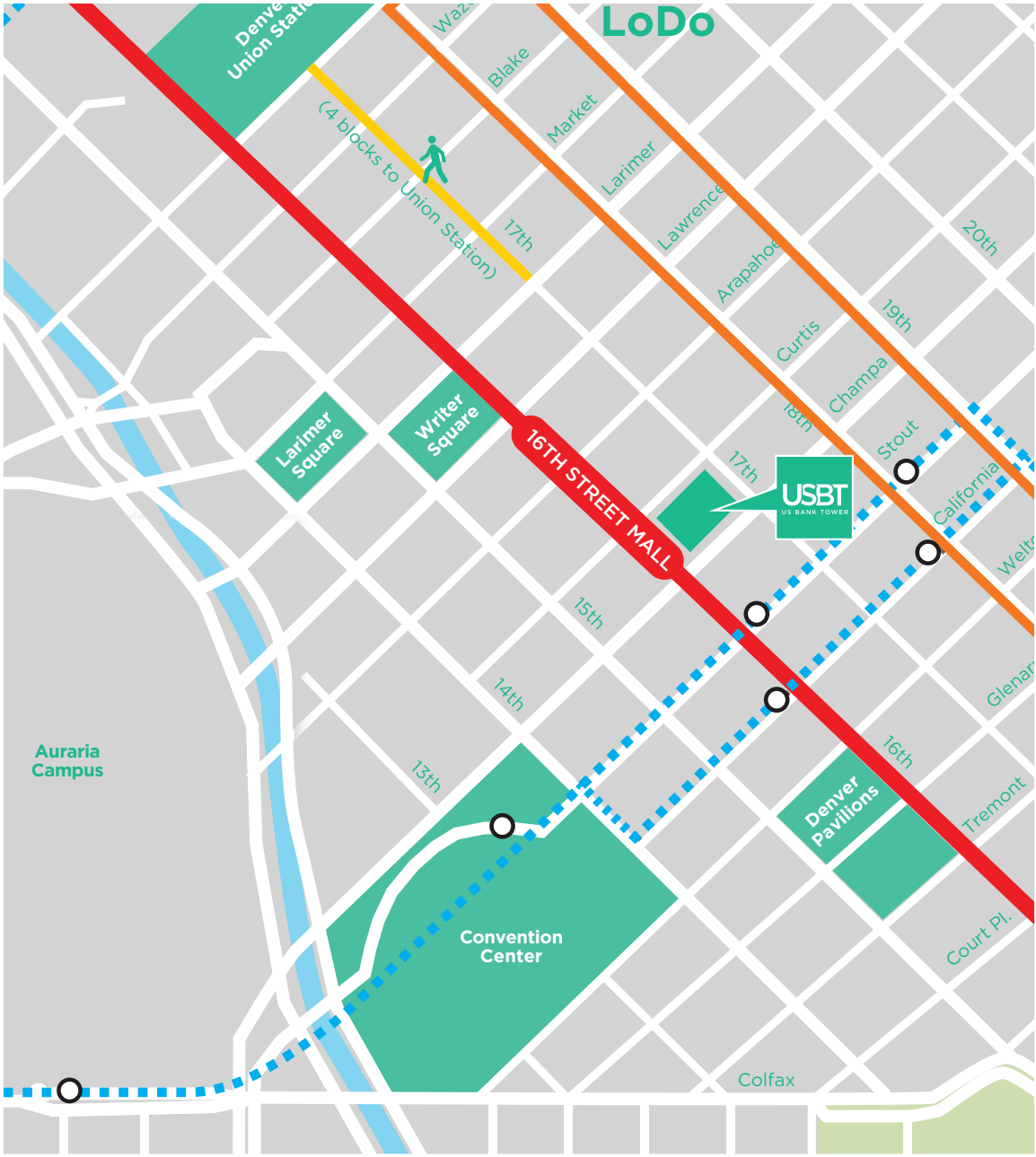


- A prime location at 950 17th Street
- An outdoor plaza with seating and picnic area
- Floor-to-ceiling windows and plenty of natural light
- A two-level underground garage with 166 spaces and an adjacent parking structure with 590 spaces
- An on-site fitness center with men's and women's showers and lockers
- Tenant conference room
- 24/7 on-site security, lobby guard station and card-key after-hours access
- Walking distance to Union Station and downtown's most popular restaurants, hotels and entertainment venues.

TYPICAL FLOOR  
20,000 SF



# DOWNTOWN DENVER



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