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The Chancery
1120 Lincoln Avenue
Denver, Colorado 80204

PROPERTY INFORMATION			
Building Size:	217,247	Total Available:	13,122 RSF
Number of Floors:	16	Largest Available:	6,082 RSF
Year Built:	1984	Smallest Available:	635 RSF
Operating Expense:	\$9.87 / 2018 Actual \$10.64 / 2019 Est.	Common Area Factor: Rate:	16.7% \$25.00-\$26.00 RSF/Full Service
Parking Ratio:	3:1,000	Parking Charges:	\$125/Unreserved \$150/Reserved

AVAILABLE SUITES			
Suite #	Size	Rate	Comments
100/200	6,082 RSF	\$25.00 - \$26.00	Open floor plan with two-story ceiling, coffee bar, conference room, mezzanine with bathrooms. Space has separate entrance to outdoor patio.
700	989 RSF	\$25.00 - \$26.00	Two offices, storage and kitchen.
711	1,099 RSF	\$25.00 - \$26.00	Reception area, conference room, kitchen and one large private office with west views.
902	635 RSF	\$25.00 - \$26.00	Could be large office, open space or very large office with reception area. Western views.
909	863 RSF	\$25.00 - \$26.00	Open area and storage. Western Views. Can be combined with Suite 905
912	1,848 RSF	\$25.00 - \$26.00	3 offices (2 on glass), large open area on glass, galley kitchen, storage and reception. Available 2/01/2020
1302	1,606 RSF	\$25.00 - \$26.00	3 offices on glass, open area, Western views.

For more information contact: Robert Pipkin or Jeff LaForte
Phone: 303-534-4822 / 303-534-9021/fax

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All material facts should be independently verified by purchaser or lessee. Modified: Nov 15, 2019