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**The Chancery**  
 1120 Lincoln Avenue  
 Denver, Colorado 80204

PROPERTY INFORMATION			
<b>Building Size:</b>	227,664 RSF	<b>Total Available:</b>	41,912 RSF
<b>Number of Floors:</b>	16	<b>Largest Available:</b>	9,985 RSF
<b>Year Built:</b>	1984	<b>Smallest Available:</b>	564 RSF
<b>Operating Expense:</b>	\$12.73 / 2024 Actual \$12.90 / 2025 Estimate	<b>Common Area Factor: Rate:</b>	20% \$17.00-19.00 RSF/NNN
<b>Parking Ratio:</b>	3 spaces: 1,000sf	<b>Parking Charges:</b>	\$140 / Unreserved \$165 / Reserved Managed by Parkwell
<b>Conference Facility Rates:</b>	\$100 / Half Day \$200 / Entire Day		

AVAILABLE SUITES			
Suite #	Size	Rate	Comments
100	4,959 RSF	\$17.00 - \$19.00	Open floor plan with two-story ceiling, coffee bar, conference room, mezzanine with bathrooms. Space has separate entrance to outdoor patio.
702	2,575 RSF	\$17.00 - \$19.00	6 offices (4 on glass), reception, large open area, storage, private balcony. *Suites 702, 704, 706 & 708 can be combined to create 9,985 sf space.
703	1,719 RSF	\$17.00 - \$19.00	Large open area on glass, two private offices or one can be a conference room, breakroom with kitchen, Western views.
704	2,942 RSF	\$17.00 - \$19.00	Corner Suite. 3 offices (1 on glass) 2 breakout rooms, large conference room on glass, coffee bar/kitchen, Large open area, West views. Available 5/01/2025. *Suites 702, 704, 706 & 708 can be combined to create 9,985 sf space.
706	2,142 RSF	\$17.00 - \$19.00	6 offices (3 on glass), large conference room with glass, galley kitchen, downtown views. *Suites 702, 704, 706 & 708 can be combined to create 9,985 sf space.

AVAILABLE SUITES - Continued			
Suite #	Size	Rate	Comments
708	2,326 RSF	\$17.00 - \$19.00	4 offices, kitchen, storage, corner suite with balcony access. *Suites 702, 704, 706 & 708 can be combined to create 9,985 sf space.
711	963 RSF	\$17.00 - \$19.00	White boxed space. Western views.
900	2,725 RSF	\$17.00 - \$19.00	Elevator lobby exposure, reception area, 7 private offices (6 on glass), large conference room, kitchen, storage, west views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
901	2,362 RSF	\$17.00 - \$19.00	Corner suite, 5 offices on glass, large open area, western and city views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
907	2,296 RSF	\$17.00 - \$19.00	Corner suite, 4 offices on glass, large open area on glass, South and East views.
909	937 RSF	\$17.00 - \$19.00	Open area and storage. Western Views. * Suites 900, 901, 902 & 909 can be combined to create 6,748 sf space. **
1007	4,313 RSF	\$17.00 - \$19.00	Corner suite, 9 window offices, 1 large interior office, breakroom/kitchen, large conference room with glass, reception area. Southern and mountain views.
1104	1,950 RSF	\$17.00 - \$19.00	4 offices (3 on glass), large open area, galley kitchen, southern views.
1108	1,901 RSF	\$17.00 - \$19.00	7 offices (5 on glass) Large reception/open area. * Can be combined with Suite 1109 for a total of 2,802 RSF.
1109	901 RSF	\$17.00 - \$19.00	2 offices on glass, large open area, galley kitchen, * Can be combined with Suite 1108 for a total of 2,802 RSF.
1304	564 RSF	\$17.00 - \$19.00	Office and reception
1305	2,185 RSF	\$17.00 - \$19.00	4 offices (3 on glass), large open area, storage, city views.
1507	7,100 RSF	\$17.00-\$19.00	Double corner suite, city and mountain views, 11 offices (9 on glass), 2 large conference rooms, large open area on glass, galley kitchen and storage.
1605	1,602 RSF	\$17.00 - \$19.00	White boxed, galley kitchen, southern views.

\*\* Suite 902 (724 RSF) is currently occupied but tenant can be relocated.

For more information contact: **Esperanza Wardroup** or **Jeff LaForte**

The 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: May 5, 2025