



DENVER
THE MILE HIGH CITY

Denver Post Sublease Fourth Amendment

Finance and Governance Committee December 10, 2019

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

- **Purpose:**
 - The Division of Real Estate is seeking to add \$9,876,705.71 to an existing lease agreement at the Denver Post Building at 101 W. Colfax Ave. to lease the 11th floor and provide the City with expansion and swing space.

- The City first entered into a sublease agreement at 101 W. Colfax Ave. with Denver Post Media/DP Media Network in 2016 to address FTE growth requirements.
- The City subleases space on four floors, the 1st, 7th, 8th and 9th floors, for a total of 119,795 rentable square feet.
- Agencies currently located in 101 W. Colfax Ave. include:
 - Department of Parks and Recreation
 - Denver Economic Development and Opportunity
 - Department of Public Health and Environment
 - Independent Monitor
 - Civil Service
 - Office of Emergency Management

- Fourth Amendment Contract adds \$9,876,705.71 to the contract total.
- Sublease Details:
 - Term: Approx. May 2020 through Oct. 2029
 - Proposed total contract amount: \$41,556,052.40 (until Oct. 2029)
 - Sublessor: DP Media Network LLC
 - New Square Footage: 25,193
 - Tenant Improvement Allowance: \$151,930
- In the coming weeks, General Services will advance a Master Purchase Order for furniture, fixtures and flooring to equip new city spaces and refurbish existing buildings. .

REQUEST FOR APPROVAL

- The Division of Real Estate requests approval of a contract amendment for additional leased space on the 11th floor of the Denver Post Building at 101 W. Colfax Ave.
- The additional floor includes existing workstations and provides expansion space and swing space to accommodate ongoing furniture replacement and floor refresh in the Wellington E. Webb Municipal Building.