



For lease

370 17th St, Denver, CO 80202
±47,757 SF available | Floors 4 - 5

Building details

- Located in the heart of the Central Business District and 3 blocks from light rail
- New Fitness Center and Locker Rooms
- On-site Bike Storage
- 0.15/1000 SF Parking Ratio
- Conferencing Facility
- On-site dining including Bubu's, Starbucks, Potbelly Sandwich Shop, Noodles & Company, Lazo Empanadas, and The Delectable Egg



Space features

- 25 Huddle/Small Offices
- 5 Soft Seating Areas
- 5 Medium Conference Rooms
- 12 Booth Seating Areas
- 3 Large Conference Rooms
- 2 Mother's Rooms
- 4 Break Areas



Size

Total: 47,757 SF

4th floor: 23,884 SF

5th Floor: 23,873 SF



Availability

Now



Term

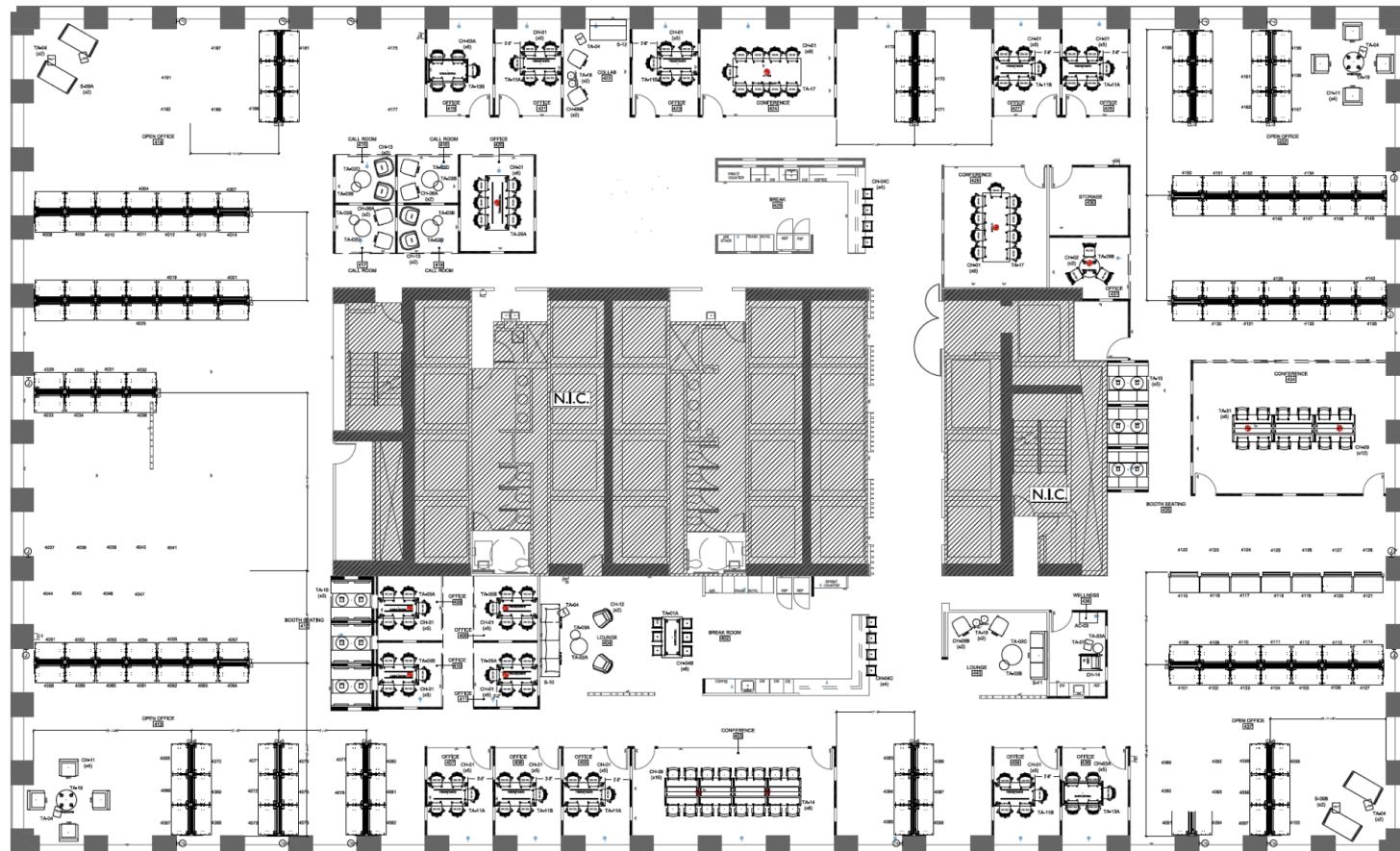
June 30, 2027



Rate

Negotiable





*Hypothetical furniture plan



Term

June 30, 2027



Rate

Negotiable



Square footage

4th floor - 23,884 SF



Availability

Now



Listing type

Direct



Term

June 30, 2027



Rate

Negotiable



Square footage

5th floor - 23,873 SF



Availability

Now



Listing type

Direct



JLL

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