



For lease

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

 **JLL** SEE A BRIGHTER WAY

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 Medium Conference Rooms
- 3 Large Conference Rooms
- 4 Break Areas
- 5 Soft Seating Areas
- 12 Booth Seating Areas
- 2 Mother's Rooms



Size

Total: 47,757 SF
4th floor: 23,884 SF
5th Floor: 23,873 SF



Availability

Now



Term

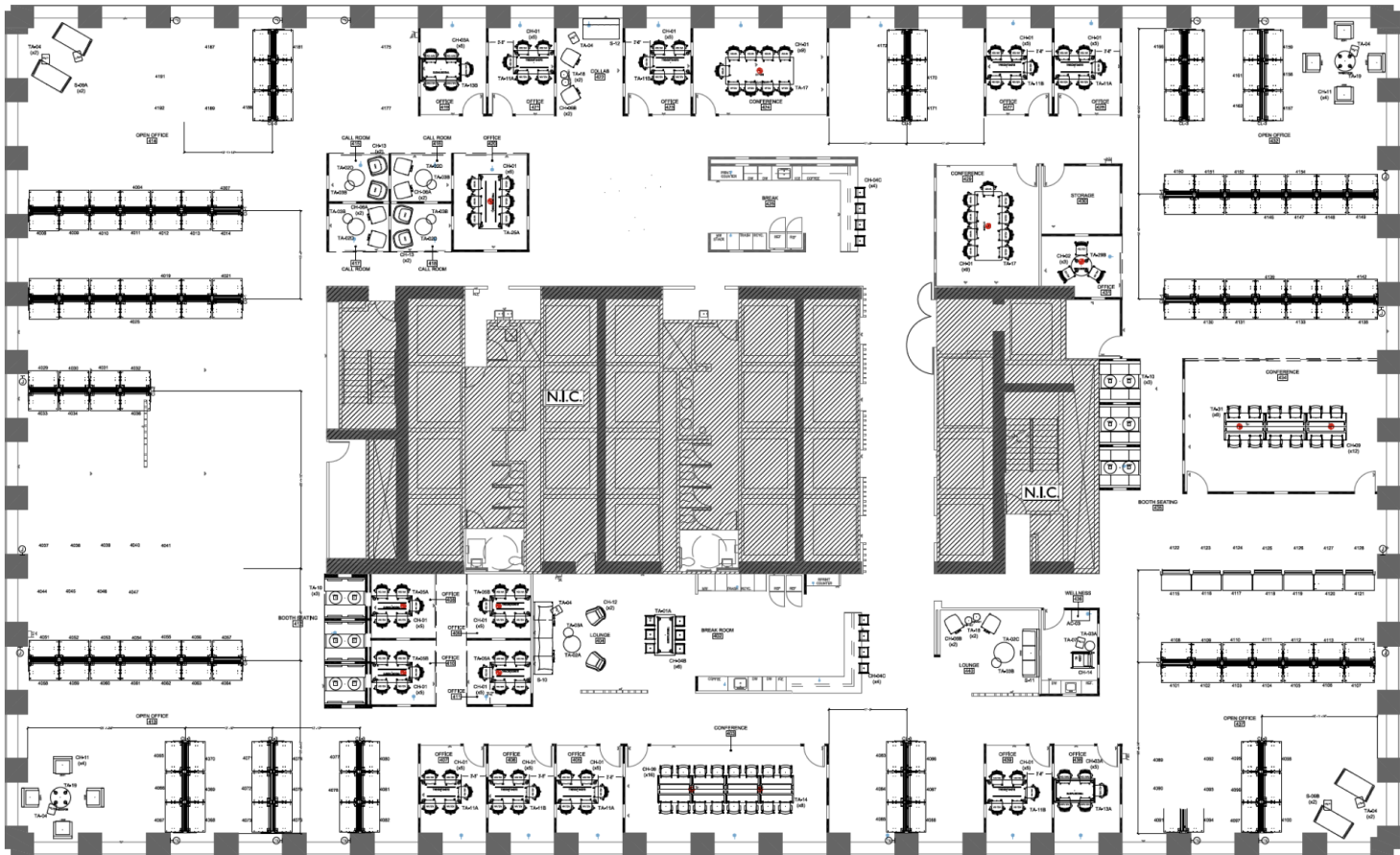
June 30, 2027



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

Matt Harbert

matt.harbert@jll.com

720-401-0227

Alex Hammerstein

alex.hammerstein@jll.com

303-324-1660

Morgan Kelley

morgan.kelley@jll.com

720-220-3940

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