

707 17th St | 12,000-51,154 SF Total

# Short-Term Tech Sublease



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**Sq. Feet**  
51,154 Total

**Availability**  
Immediate

**Term**  
9/30/2024

**Rate**  
\$20.00 FSG





# Short-Term Tech Sublease 707 17th St.

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## Features



### Space Details

Two Full Floors:  
39th Floor - 25,577 SF  
38th Floor - 25,577 SF

Plug & play furniture available

Open layout with mix of open area, offices,  
huddle rooms, and collab space

Wraparound views of the mountains and downtown Denver

1.0/1,000 SF parking ratio



### Building Amenities

New conference center with 100 person capacity

New fitness center with showers and lockers

Secure bike storage

Large outdoor plaza

Onsite coffee shop, cafe, and restaurants

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## 38TH FLOOR

25,577 SF

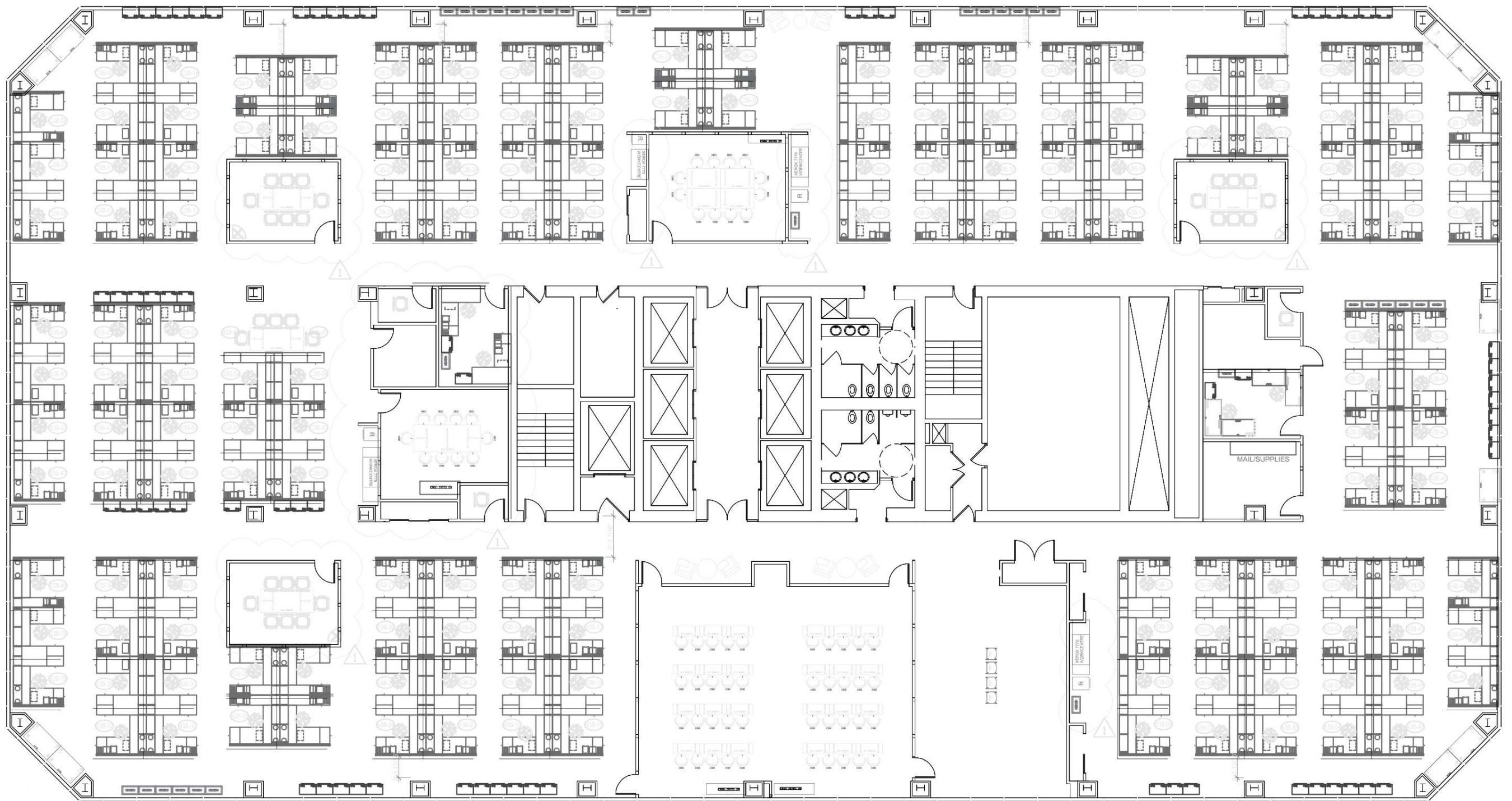
150 Workstations

5 Conference rooms

2 Interior offices

40-person conference facility

Large break room



## 39TH FLOOR

25,577 SF

152 Workstations

6 Conference rooms

2 Interior offices

Collaborative game room

Break room

