



MILLENNIUM FINANCIAL CENTER

1550 17TH STREET | DENVER, CO

CLASS A BUILDING ★ ★ ★ ★



Lisa Vela
303 565 3788
lisa.vela@colliers.com

Jay Landt
303 283 4569
jay.landt@colliers.com

BROKERAGE
DISCLOSURE



4643 South Ulster Street | Suite 1000 | Denver, CO 80237
P: 303 745 5800 | F: 303 745 5888 | colliers.com/denver

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Lisa Vela
303 565 3788
lisa.vela@colliers.com

Jay Landt
303 283 4569
jay.landt@colliers.com



PROPERTY INFORMATION / HIGHLIGHTS

- › Class A Building — Ground Floor Retail Available
- › Available:

Suite 110:	1,600 RSF
Suite 120-130:	5,779 RSF
	(Turn-Key Restaurant Space)
- › Can be Combined for a Total of 7,379 RSF
- › Estimated NNN: \$20.75/RSF (2025)
- › Rate: Contact Broker for Pricing
- › One Block from Union Station
- › Downtown Activity has Reached over 90% of Pre-Pandemic Levels
- › Lobby Renovations are Underway
- › 100K of Office Space Leased to EOG Resources



DEMOGRAPHICS

*DRIVE TIME SOURCE: ESRI 2024 ESTIMATES



POPULATION

*3 MINUTES	*5 MINUTES
6,639	28,939



AVERAGE HH INCOME

*3 MINUTES	*5 MINUTES
\$160,732	\$158,102



DAYTIME POPULATION

*3 MINUTES	*5 MINUTES
39,443	91,902



AVERAGE RESTAURANT EXPENDITURES PER HOUSEHOLD/PER YEAR

*3 MINUTES	*5 MINUTES
\$6,048.79	\$6,051.08

SITE PLAN



Suite 110
Virtual Tour



Suite 120-130
Virtual Tour

