

MILLENNIUM FINANCIAL CENTER

1550 17TH STREET | DENVER, CO

CLASS A BUILDING







Colliers

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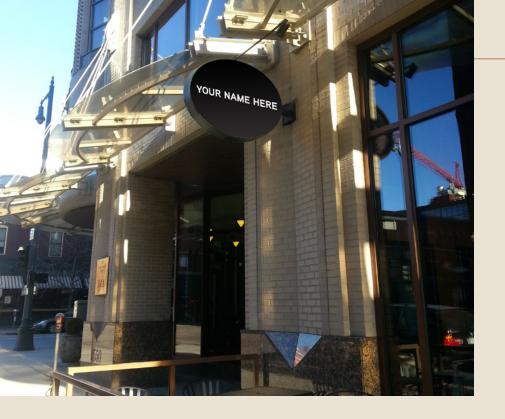
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SITE PLAN









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





