

518 17TH STREET
DENVER.CO
80202



A NEW CLASSIC

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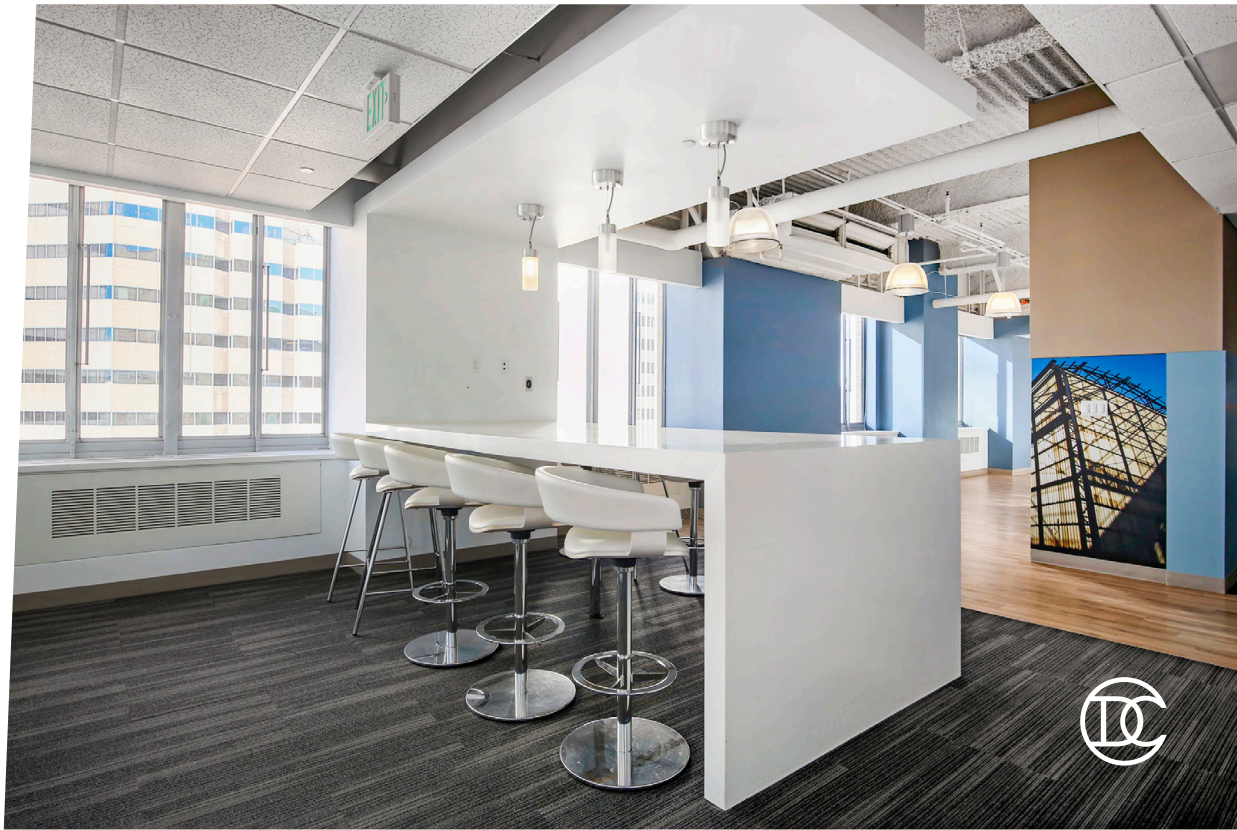
REDEFINING THE DOWNTOWN OFFICE EXPERIENCE.

SNAPSHOT

MIN AVAILABLE	800 RSF
MAX AVAILABLE	100,000 RSF+
BUILDING TOTAL	274,598 RSF
YEAR BUILT	1954
RENOVATED	2019
ELEVATORS	Six (6)
FLOORS	24
FLOORPLATE	+/- 16,000 RSF
OPERATING EXPENSES	\$12.58/SF

LEASE RATES

\$26.00-\$27.00/SF FSG





99

WALK SCORE

94

TRANSIT SCORE

95

BIKE SCORE



BOWLING ALLEY



FITNESS CENTER



SHOWERS & LOCKERS



DELI



BIKE STORAGE



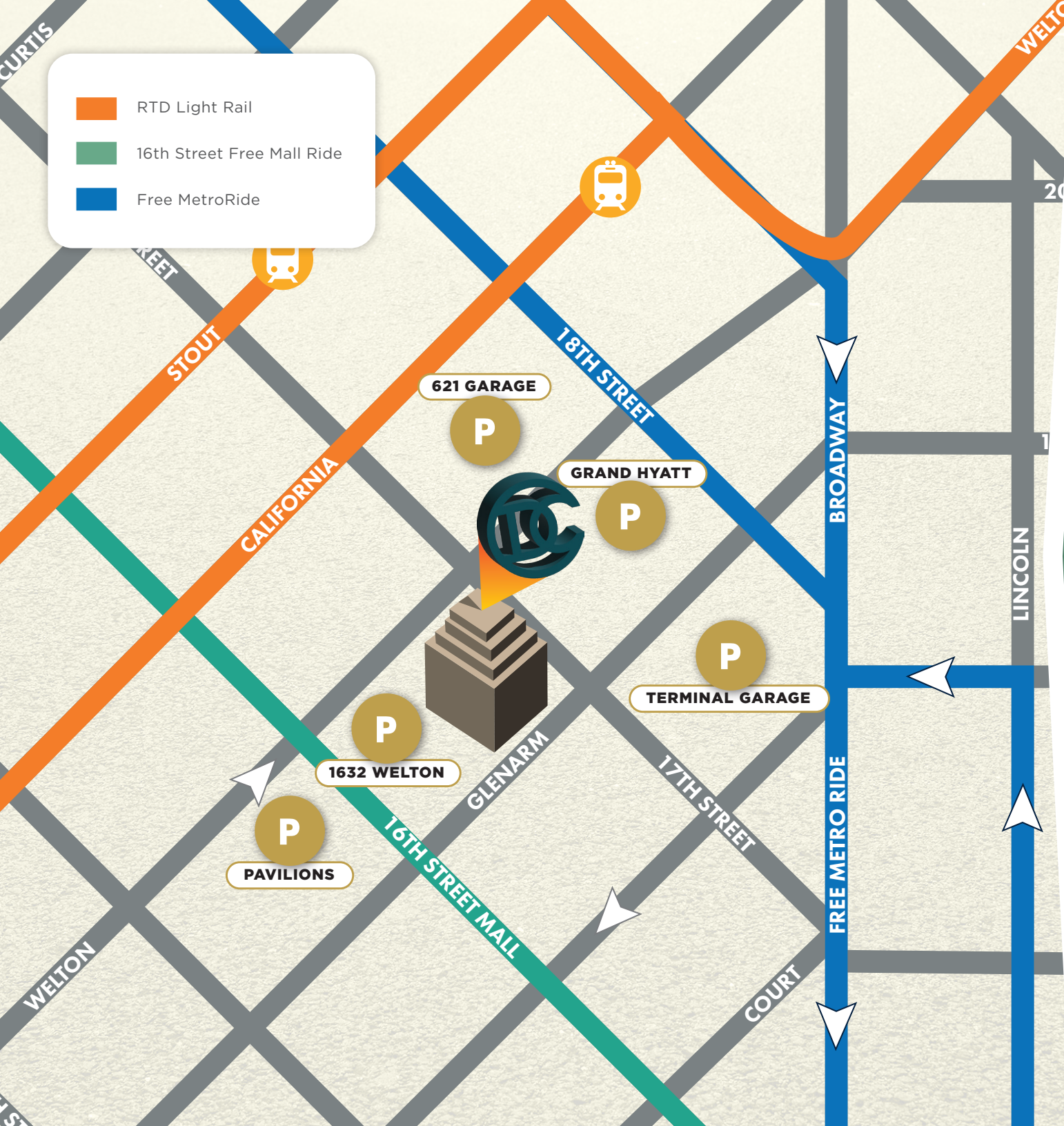
MEETING ROOMS






THE DC BUILDING



- Can Accommodate 800 RSF to 100,000 RSF+
- \$10M Upgrades & Renovations Completed in 2019
- Two-Lane Bowling Alley & Exclusive Tenant Lounge
- Fitness Center with Showers & Locker Facilities
- Three (3) Conference Rooms for Tenant Use
- Convenient On-Site Deli & Bike Storage
- Two (2) blocks from 18th & California Light Rail Station
- One (1) block from Denver Pavilions & 16th Street Mall
- 30 Restaurants within a Three (3) Minute Walk!
- Fitwel Viral Response Certified



-  RTD Light Rail
-  16th Street Free Mall Ride
-  Free MetroRide

STEPS FROM DENVER'S BEST DINING & SHOPPING

75+
RESTAURANTS



34
HOTELS



50+
RETAIL SHOPS



50+
PARKING OPTIONS



5
LIGHT RAIL STATIONS

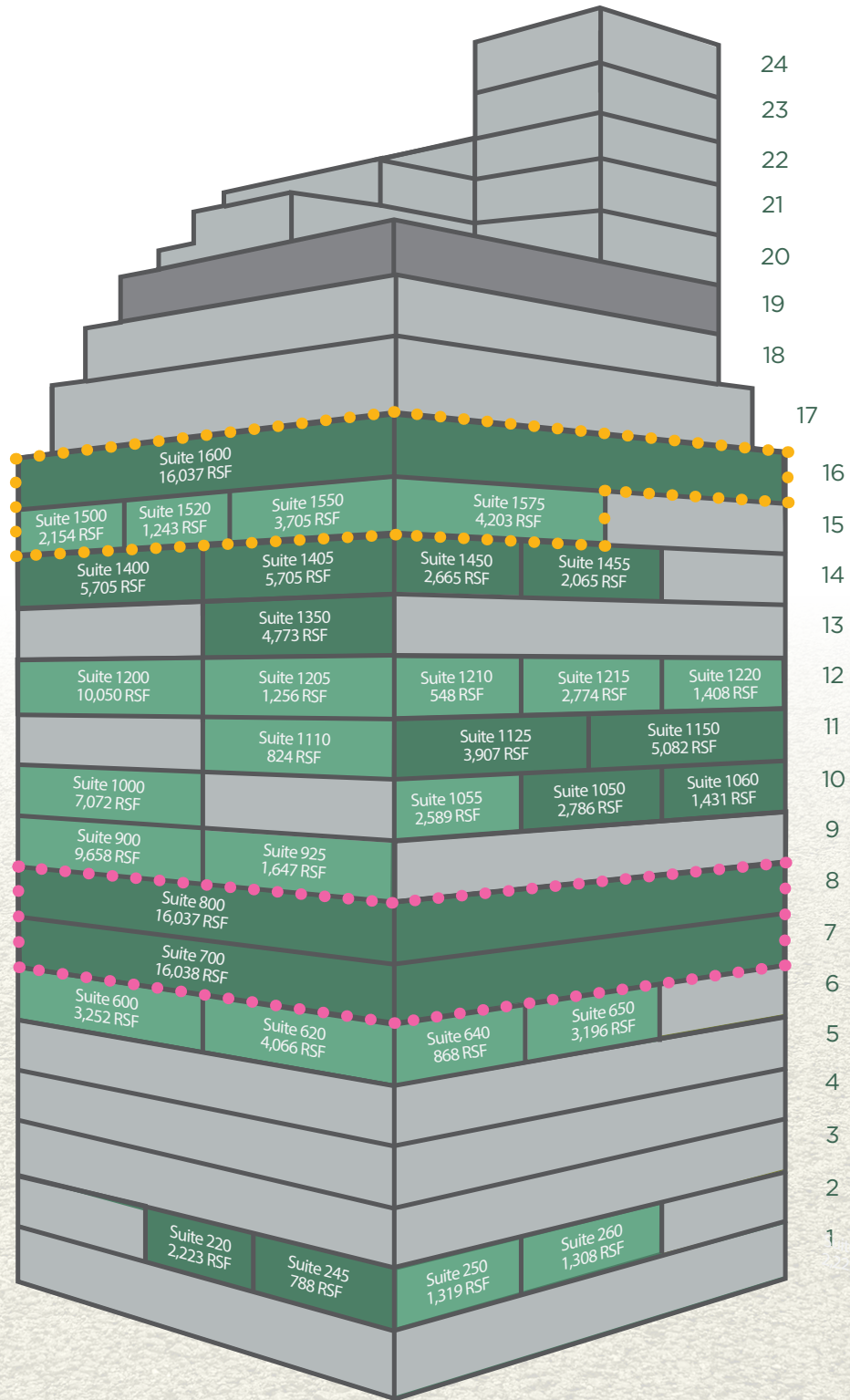
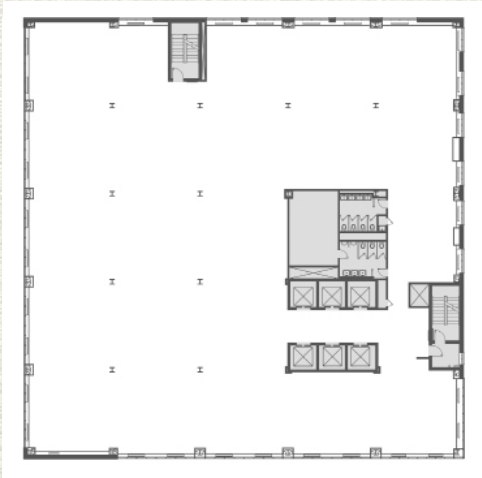


- AVAILABLE INDIVIDUAL SUITE
- AVAILABLE CONTIGUOUS SPACE
- LEASED OFFICE SPACE
- THE DENVER CLUB

AVAILABLE AS 1 BLOCK
(27,342 SF)

AVAILABLE AS 1 BLOCK
(32,075 SF)

SAMPLE FLOORPLATE





ENJOY STATE OF THE ART AMENITIES





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