

Colliers

Over \$60,000
Annual Gross Lease
Revenue in Place

Seller Financing Available

1700 E. 17TH AVE. DENVER, CO 80218

**Plug & Play Owner-User
Building For Sale with
Income in City Park West**

- High-End Creative Finishes
- Private Lot with 18 Parking Spaces
- Outdoor Enclosed Patio and
Adjacent Conference Room

Contact:

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OFFERED AT
~~**\$2,725,999**~~
\$2,595,000

Colliers is pleased to present the opportunity to acquire 1700 E. 17th Avenue located at the corner of 17th Ave and Gilpin Street in the heart of City Park West, a vibrant and eclectic neighborhood just east of Downtown Denver. There is abundant retail, dining, and entertainment around the property. It is just minutes from Saint Joseph Hospital, City Park, Cheeseman Park.

The entire 2nd floor and a portion of the 1st floor is available for an owner-user buyer totaling 4,504 rentable square feet. 1,676 SF is leased to State Farm and Brook + Whittle through 2027 providing additional lease revenue to a buyer of approximately \$5,274.81 per month gross. The 2nd floor has been renovated with high-end, creative finishes and open plenum to provide an attractive “tech” feel. There is abundant natural light and operable windows. The furniture is negotiable providing a plug & play opportunity for a buyer.

The building features a private parking lot with 18 surface spaces. A conference room with adjoining outdoor private patio provides a great meeting and gathering space. The building is surrounded by mature trees and landscaping and has an existing monument sign.



PROPERTY FEATURES



BUILDING SIZE

6,292 SF per County Records
(6,090 rentable SF)



AVAILABLE SPACE

4,504 rentable SF



PROPERTY TYPE

Office



LOT SIZE

10,640 SF



ZONING

G-MS-3



PARKING

18 parking spaces
in private lot



FURNITURE

Negotiable



PROPERTY TAXES

\$38,617.63 (2024)



YEAR BUILT

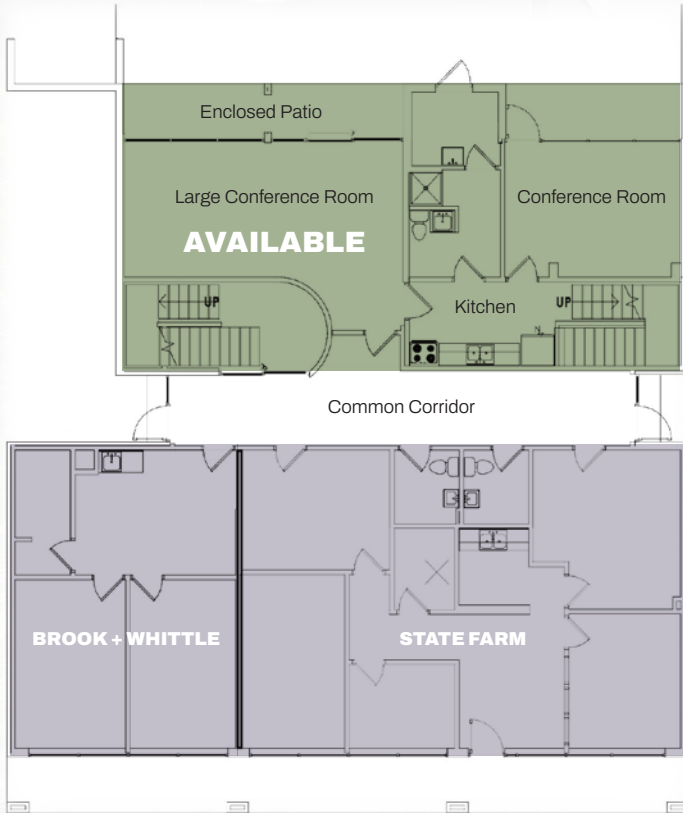
1981



NEIGHBORHOOD

City Park West

FLOOR 1



FLOOR 2







Downtown Denver
8 Minutes

Santa Fe Arts District
10 Minutes

Cherry Creek North
8 Minutes

1700 E. 17TH AVE.
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