

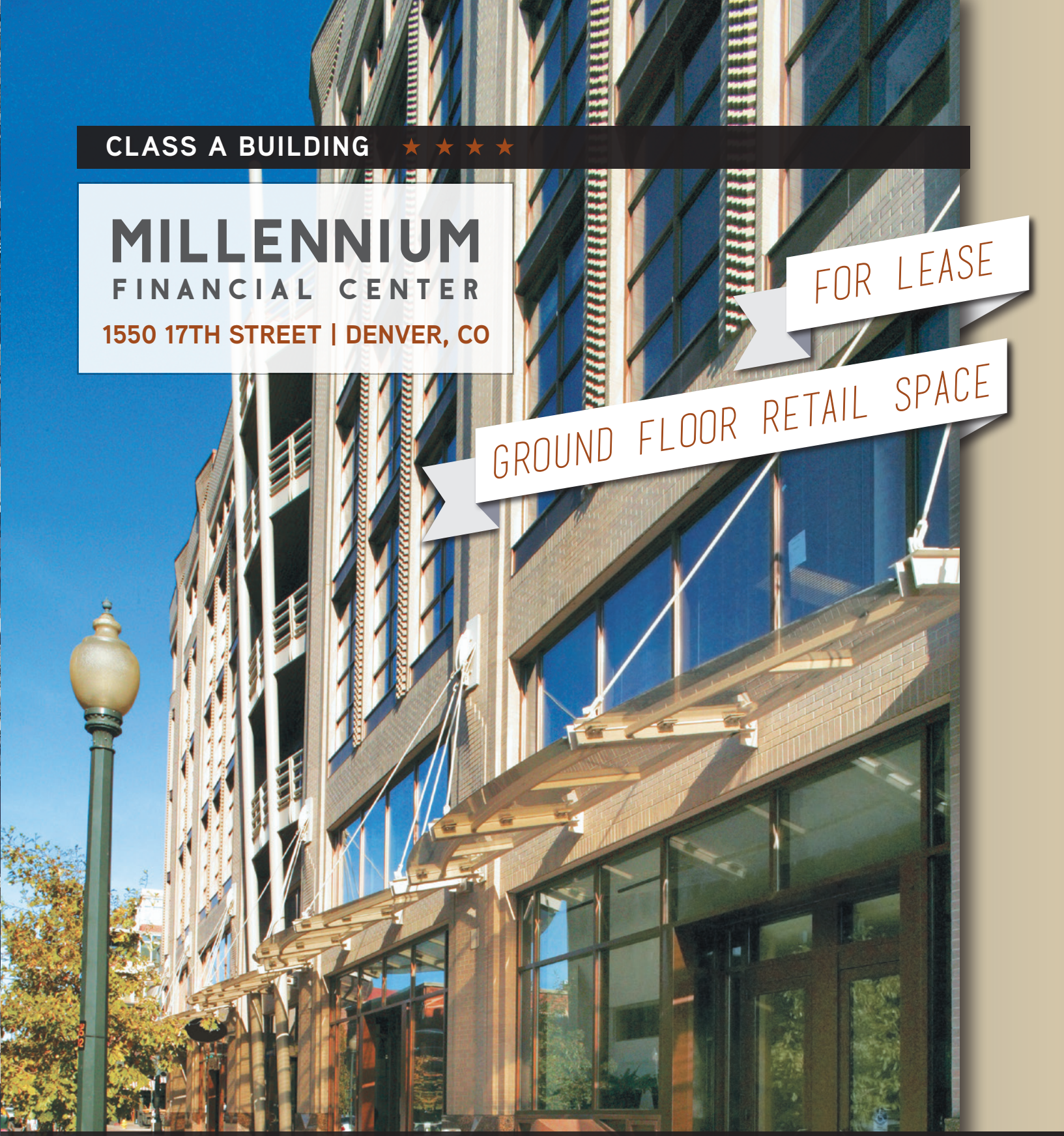


CLASS A BUILDING ★ ★ ★ ★

**MILLENNIUM
FINANCIAL CENTER**
1550 17TH STREET | DENVER, CO

FOR LEASE

GROUND FLOOR RETAIL SPACE



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**BROKERAGE
DISCLOSURE**




**Suite 110
Virtual Tour**


**Suite 120-130
Virtual Tour**

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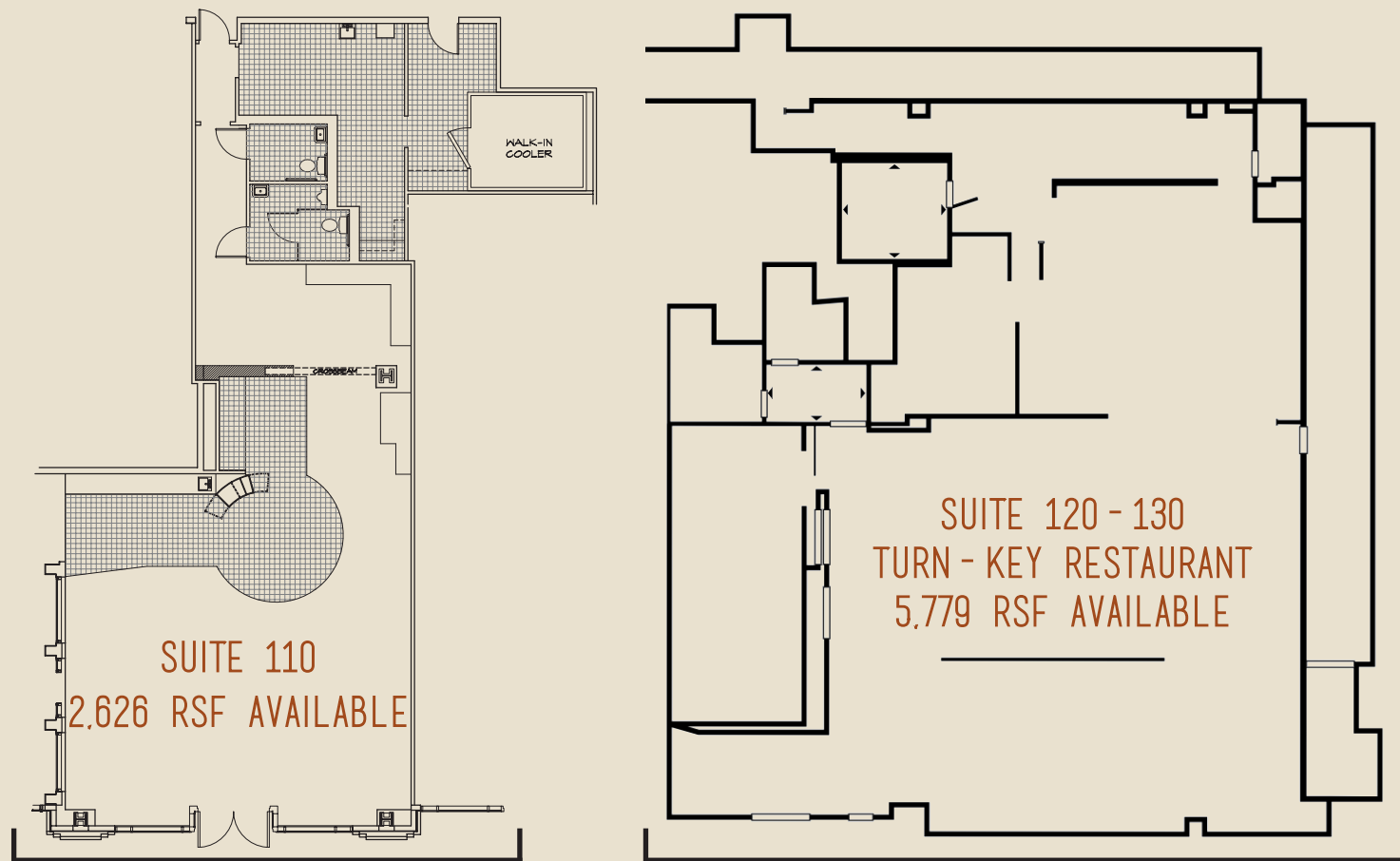
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SITE PLAN



PROPERTY INFORMATION / HIGHLIGHTS

- > Class A Building — Ground Floor Retail Available
- > Year Built: 2000
- > Total Building Size: 133,500 RSF
- > Available: Suite 110: 2,626 RSF
Suite 120-130: 5,779 RSF (Turn-Key Restaurant Space)
- > Can be Combined for a Total of 8,405 RSF
- > Estimated NNN: \$20.75/RSF (2024)
- > Rate: Contact Broker for Pricing
- > One Block from Union Station
- > Downtown Activity has Reached over 90% of Pre-Pandemic Levels

DEMOGRAPHICS *DRIVE TIME SOURCE: ESRI 2023 ESTIMATES

POPULATION	*3 MINUTES		*5 MINUTES	
	10,687		36,974	
AVERAGE HH INCOME	*3 MINUTES		*5 MINUTES	
	\$156,521		\$147,874	
DAYTIME POPULATION	*3 MINUTES		*5 MINUTES	
	51,661		118,761	
AVERAGE RESTAURANT EXPENDITURES PER HOUSEHOLD/PER YEAR	*3 MINUTES		*5 MINUTES	
	\$5,848.90		\$5,588.69	

CAN BE COMBINED FOR A TOTAL OF 8,405 RSF

