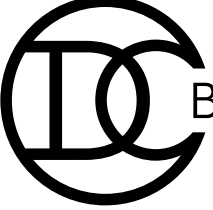


THE  BUILDING

MODERN OFFICE

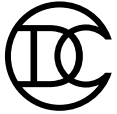
A New Classic



518 17TH ST | DENVER, CO



Lincoln



Iconic Downtown Denver Office Tower

Renovated in 2019, the DC building is recognized as one of Denver's architectural landmarks, an iconic example of international style and modern design. DC was one of Denver's first three skyscrapers and the first office tower built after World War II, making it Denver's first modern high-rise.

274,598 RSF

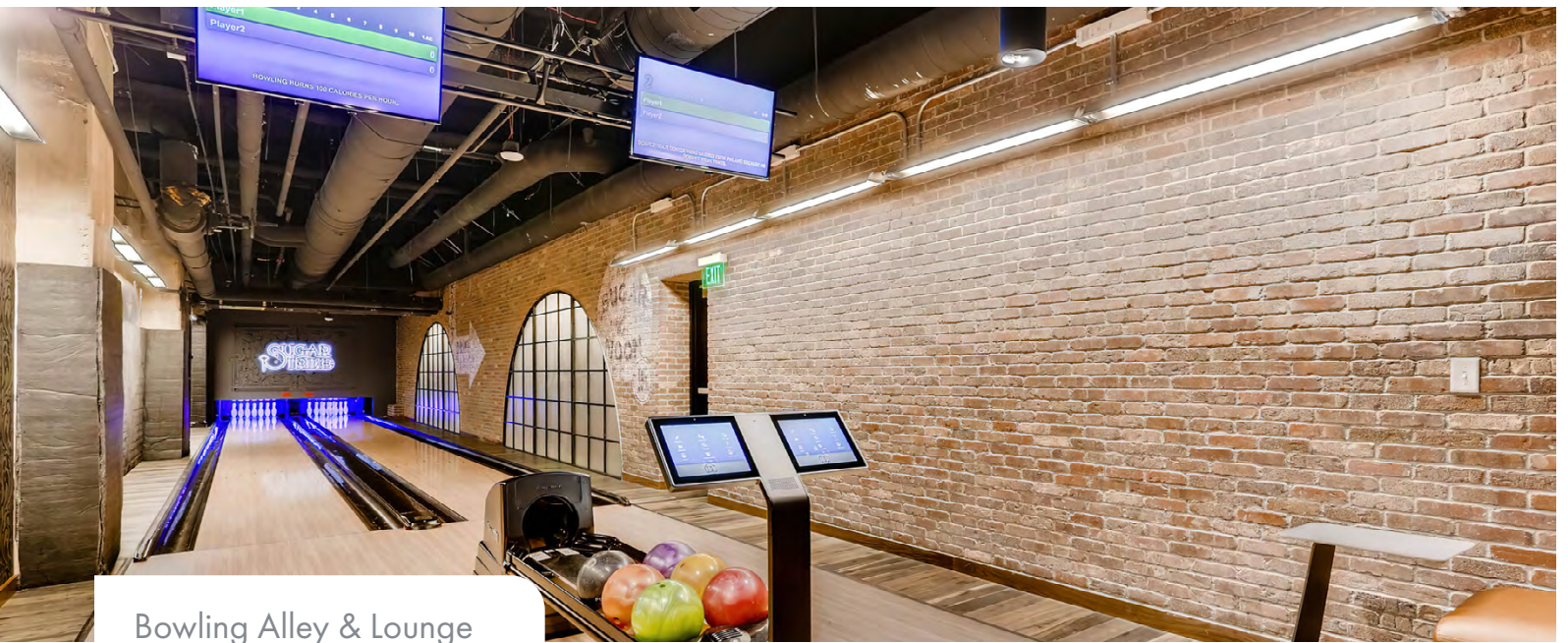
Building Area

513 - 52K±

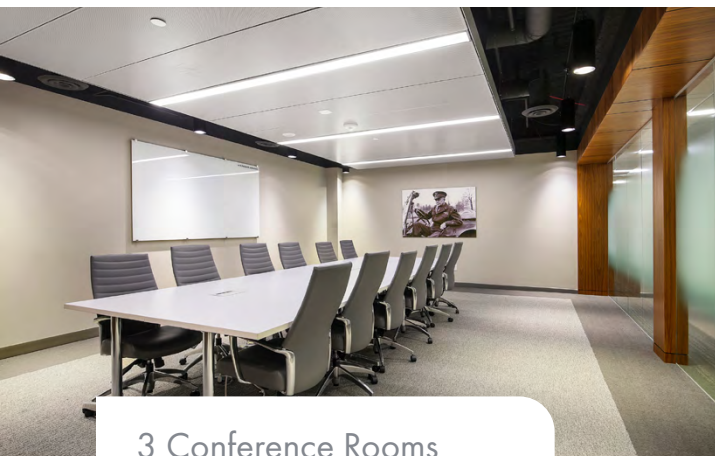
RSF Suites Available

16,000±

Typical Floor Plate



Bowling Alley & Lounge



3 Conference Rooms



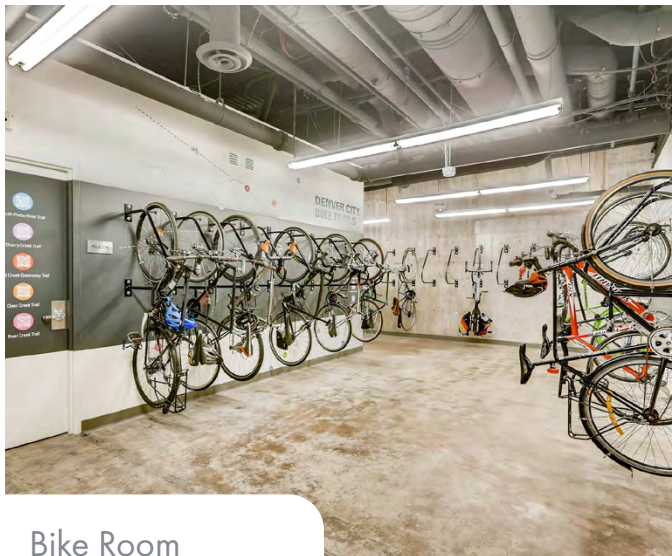
Tenant Lounge



Newly Renovated Reception



Fitness Center



Bike Room

In-Building Features & Modern Amenities

- **PARKING AVAILABLE — CALL FOR DETAILS**
- Two-lane bowling alley and lounge exclusively for tenant use
- Fitness center with showers and lockers
- Corporate Deli & Grill
- Five passenger elevators, one freight elevator
- Three conference rooms
- Co-working spaces available
- Bike storage
- 24/7 security
- On-site property management



Downtown CBD Access

100 ft

From 16th Street
Mall & RTD Free
Shuttle

94

Transit Score

30+

Restaurants Nearby

95

Bike Score

2 Blocks

From Denver
Pavilions
open air mall

99

Walk Score

Nearby Retail

dining

Biker Jim's Gourmet
Dogs
Chipotle
Salvaggio's Deli
Snarf's Sandwiches
Appaloosa Grill
Henry's Tavern

Otra Vez Cantina
Jimmy Johns
Giordano's
Sam's No. 3
Panzano
The Capital Grille
Oxford Hotel

hotel

Embassy Suites by
Hilton
Grand Hyatt
Magnolia Hotel
Renaissance
Denver
Sheraton Denver
Downtown

Hampton Inn &
Suites
Westin Denver
Downtown
Warwick Denver
Brown Palace
Hotel & Spa

residential

The Spire
Brooks Tower
The Quincy

The Coloradan
Guard and
Grace

finance

JPMorgan Chase
Wells Fargo

Charles Schwab

entertainment

Colorado
Convention Center
Denver Center for
the Performing
Arts

Paramount Theatre
US Mint - Denver
Mint
Civic Center Park

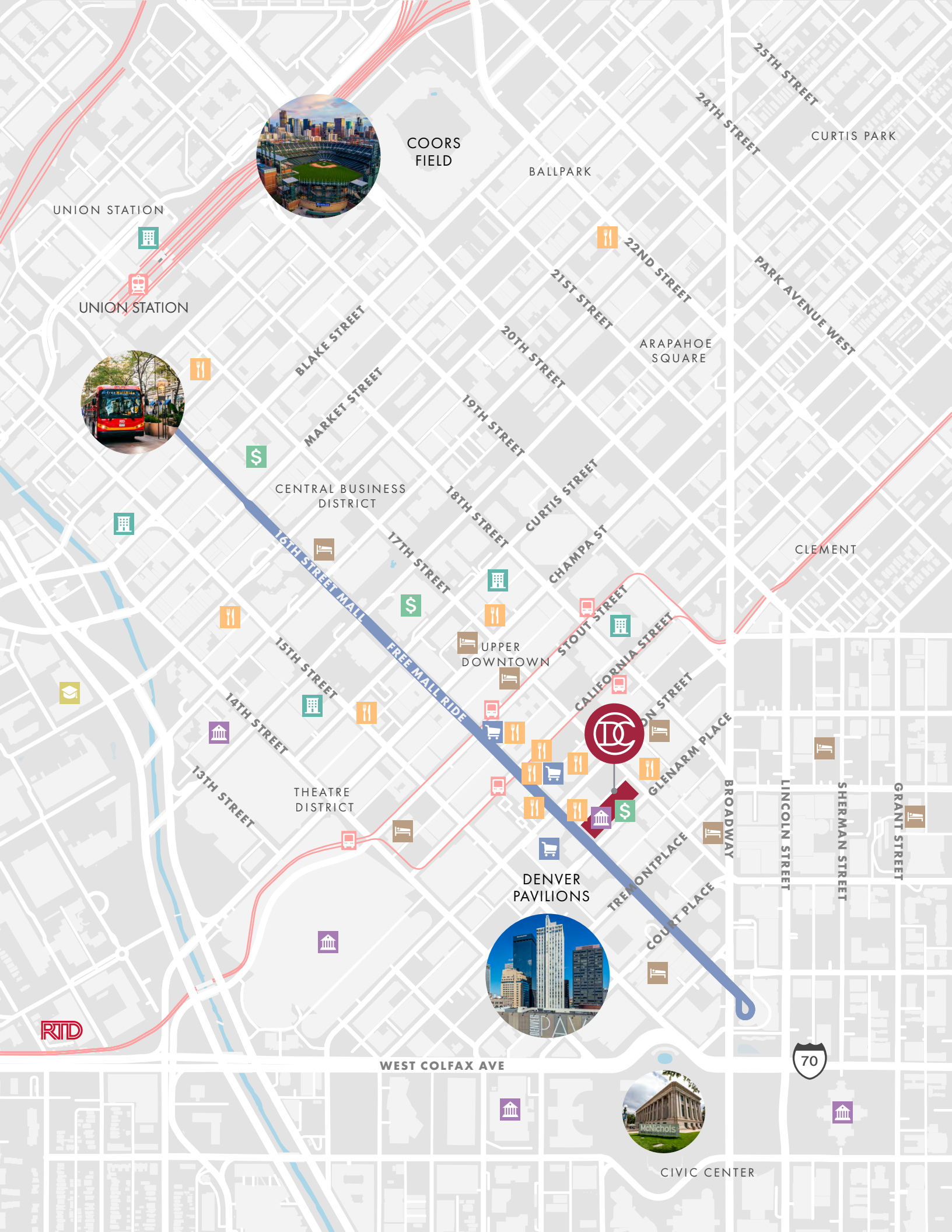
retail

Target
H&M

Denver Pavilions

university

University of Colorado



COORS FIELD

BALLPARK

UNION STATION



UNION STATION



CENTRAL BUSINESS DISTRICT



UPPER DOWNTOWN



THEATRE DISTRICT



DENVER PAVILIONS



RTD

WEST COLFAX AVE



CIVIC CENTER



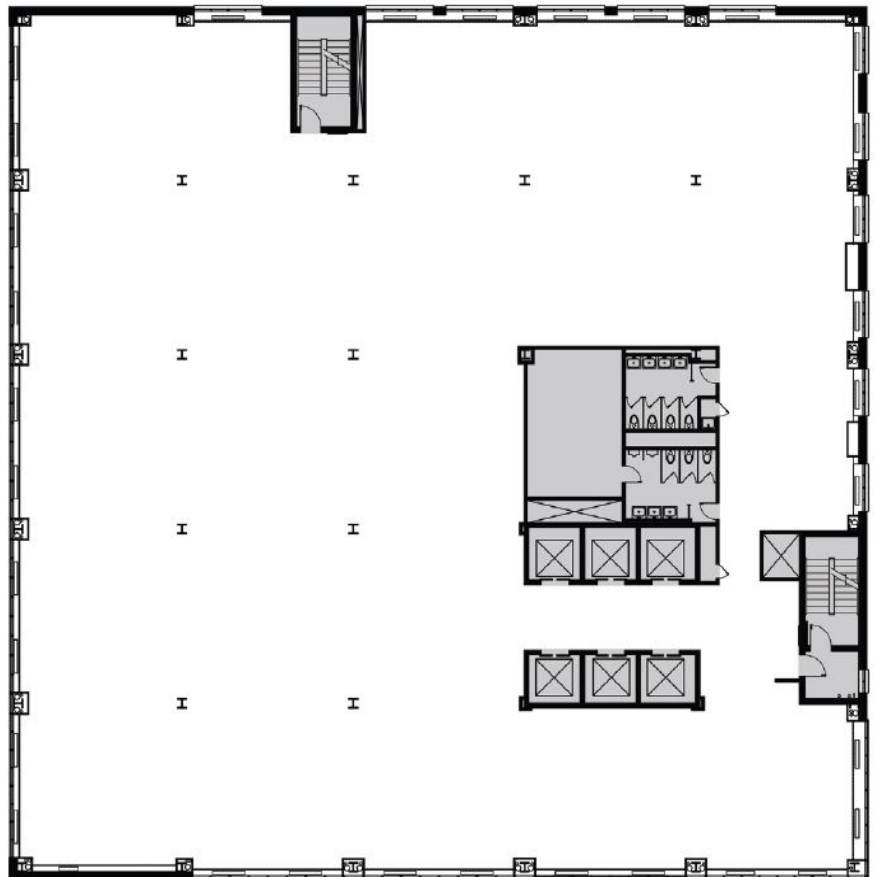


7th & 8th Full Floors

16,000± SF

Typical Floor Plate

- 360 degree window lines with abundant natural light
- 7th & 8th full floors vacant ready for occupancy
- Shell condition



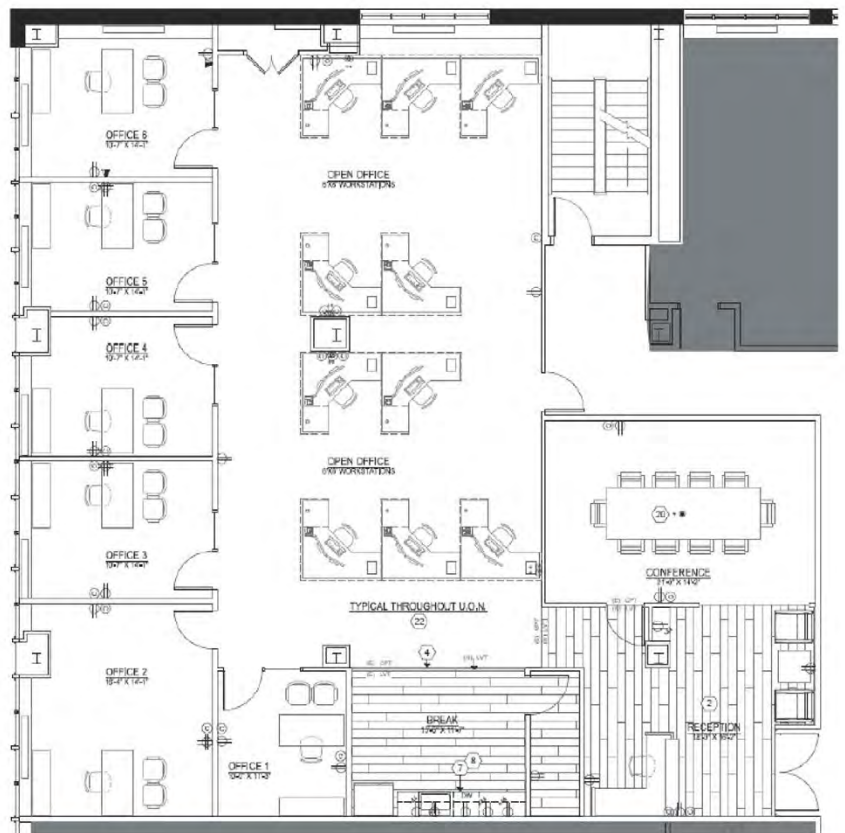


Spec Suite Finishes

Move-in Ready Spec Suites

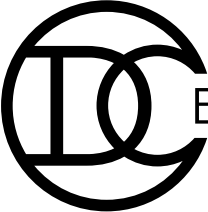
1,243 RSF - 5,705 RSF
Suites Available

Suite 1520	1,243 RSF
Suite 1205	1,256 RSF
Suite 260	1,308 RSF
Suite 250	1,319 RSF
Suite 1450	2,665 RSF
Suite 1050	2,786 RSF
Suite 200	2,877 RSF
Suite 650	3,196 RSF
Suite 1550	3,705 RSF
Suite 1125	3,907 RSF
Suite 620	4,066 RSF
Suite 1575	4,203 RSF
Suite 1405	5,600 RSF
Suite 1400	5,705 RSF



Suite 620



THE  BUILDING

OFFICE LEASING

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