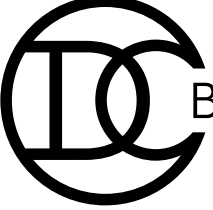


THE  BUILDING

MODERN OFFICE

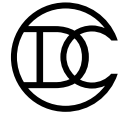
A New Classic



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±

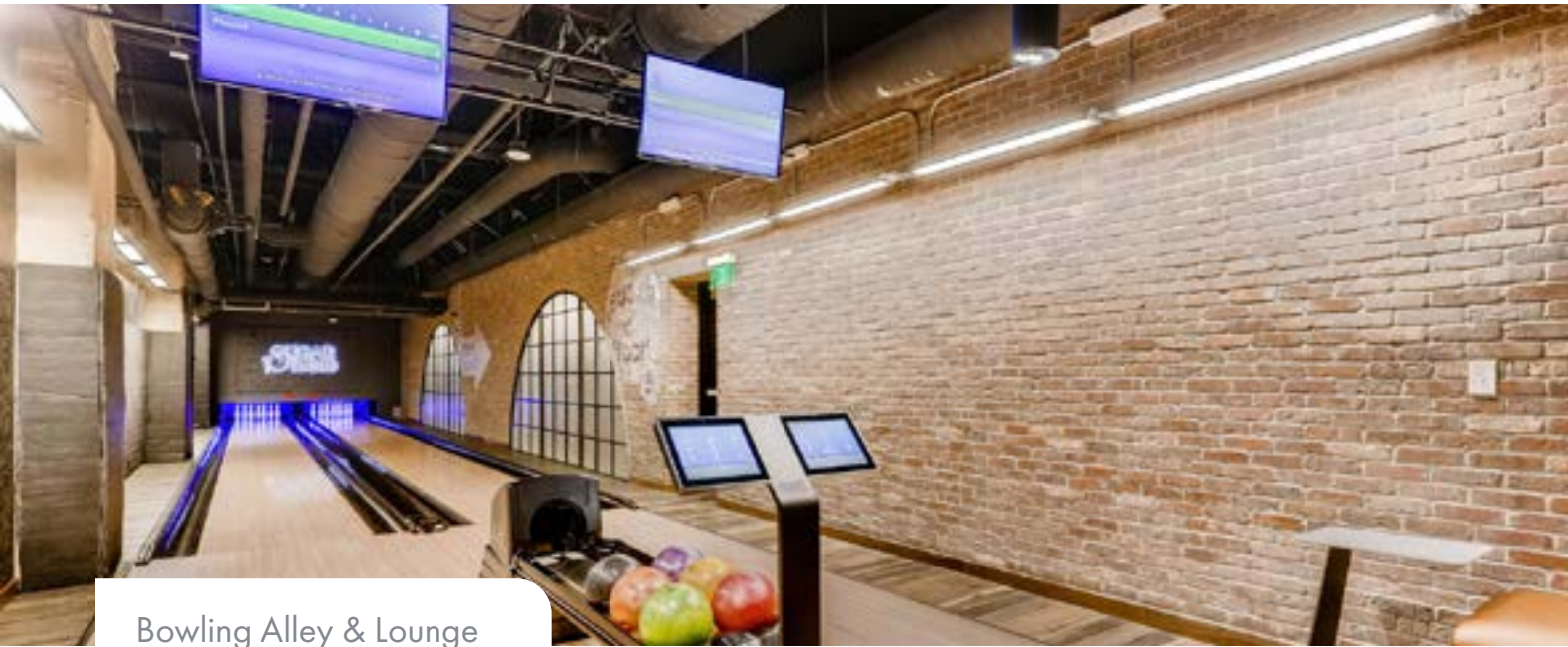
RSF Suites Available

16,000±

Typical Floor Plate



Newly Renovated Reception



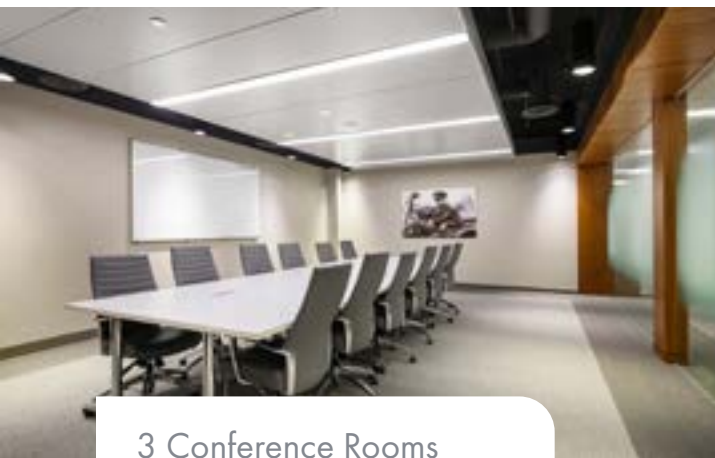
Bowling Alley & Lounge



Fitness Center



Bike Room



3 Conference Rooms



Tenant Lounge

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

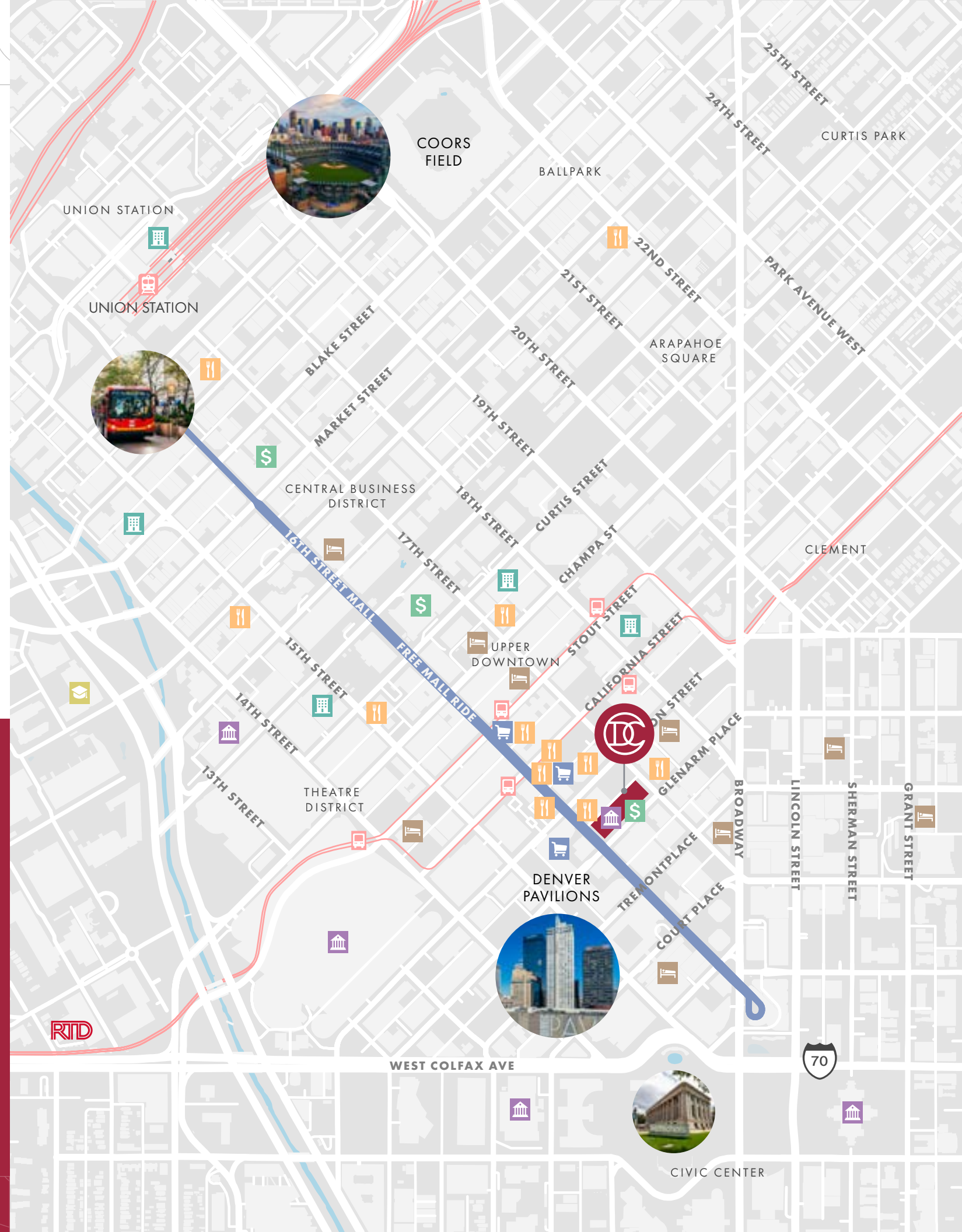
95
Bike Score

2 Blocks
From Denver Pavilions open air mall

99
Walk Score

Nearby Retail

dining	Biker Jim's Gourmet Dogs	Otra Vez Cantina	Embassy Suites by Hilton	Hampton Inn & Suites	residential	The Spire	The Coloradan
	Chipotle	Jimmy Johns	Grand Hyatt	Westin Denver Downtown		Brooks Tower	Guard and Grace
finance	Salvaggio's Deli	Giordano's	Magnolia Hotel	Warwick Denver	retail	Target	Denver Pavilions
	Snarf's Sandwiches	Sam's No. 3	Renaissance Denver	Brown Palace Hotel & Spa		H&M	
entertainment	Appaloosa Grill	Panzano	Sheraton Denver Downtown		university	University of Colorado	
	Henry's Tavern	The Capital Grille					
	JPMorgan Chase	Charles Schwab	Colorado Convention Center	Paramount Theatre			
	Wells Fargo		Denver Center for the Performing Arts	US Mint - Denver Mint			
				Civic Center Park			



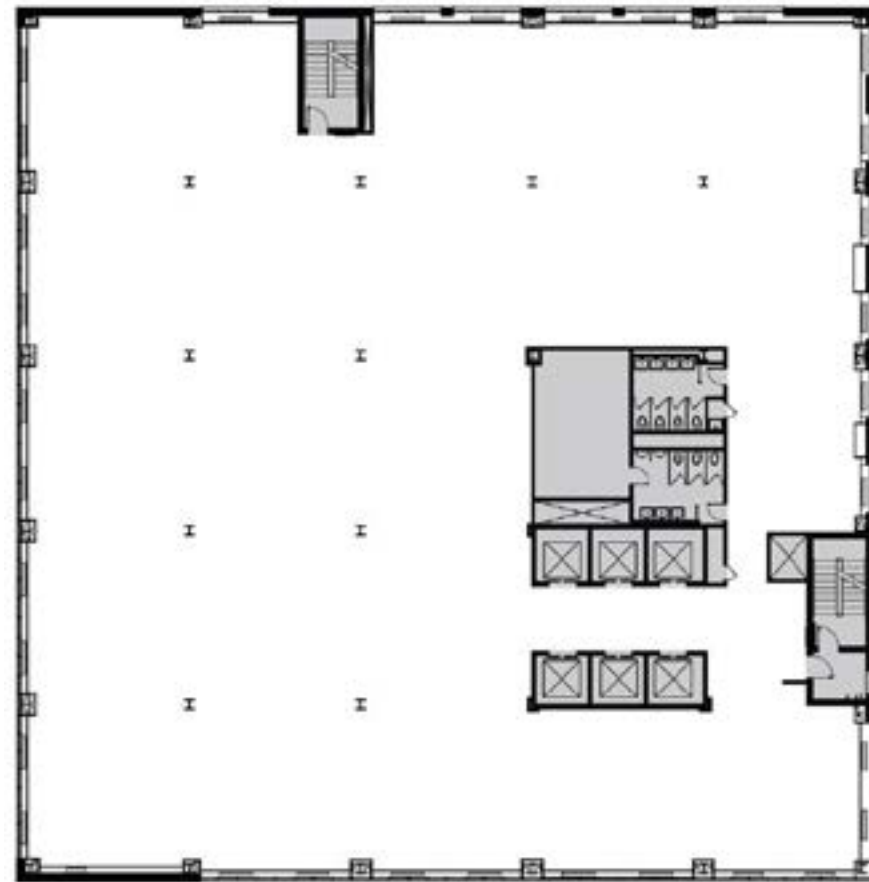


7th & 8th Full Floors

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

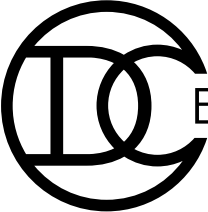
1,243 RSF - 5,705 RSF
Suites Available

Suite 1520	1,243 RSF
Suite 1205	1,256 RSF
Suite 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 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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