

Long Term Sublease

15,721 SF OF HIGH RISE SPACE IN CLASS AA BUILDING
DIVISIBLE TO ±4,790 RSF

370 17th Street
Denver, CO 80202

PROPERTY SPECIFICATIONS

SPACE:	Total: 15,721 RSF
FLOORS:	31st Floor
TERM:	Through 2/28/27
LEASE RATE:	\$20.00 FSG
EXPENSES:	\$15.68/SF (2023)
TIMING:	Immediate
FURNITURE:	Available



 SUITE & AMENITIES
VIRTUAL TOUR



Contact Us

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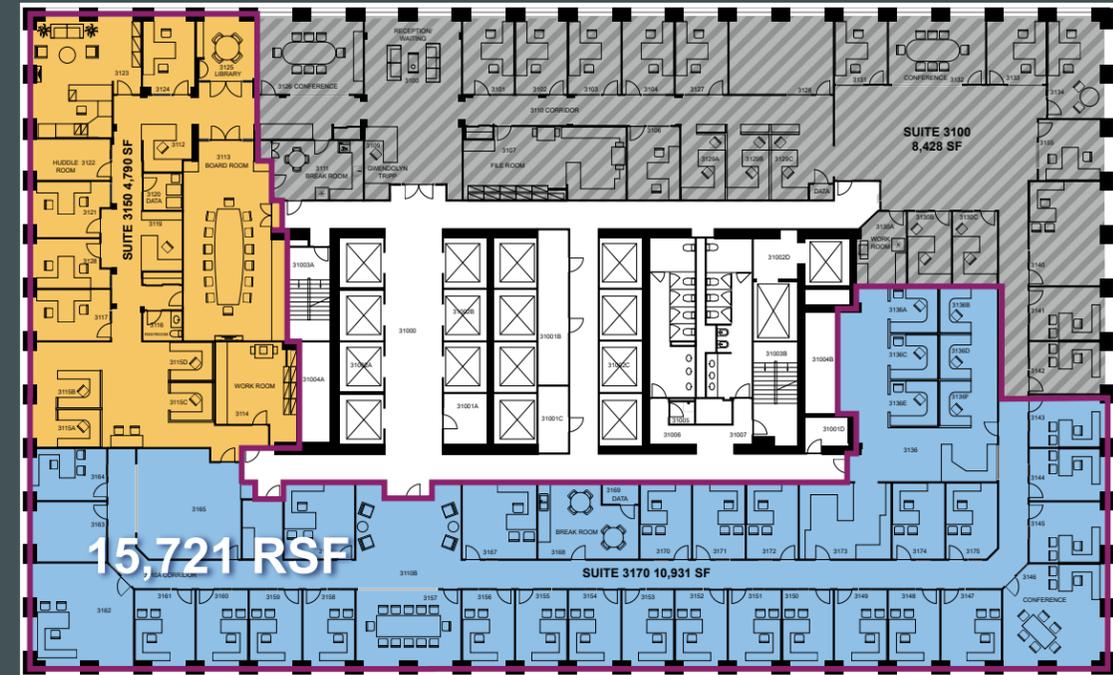
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PREMISES & BUILDING FEATURES

- + Views
- + Class AA image
- + Outstanding building amenities
 - Conference center & coworking space
 - Fitness center & locker rooms
 - On-site management
 - Bubu, Starbucks, Krispy Kreme, Noodles
 - First Bank branch & Russell's Convenience
 - Concierge & security
- + Immediately adjacent to 16th St. Mall restaurants and shopping
- + Across street from Brown Palace Hotel & Sheraton Hotel
- + Immediately adjacent to Pavilions shops and restaurants
- + Excellent access from I-25 via Broadway/Lincoln and via Colfax Ave.
- + 3 blocks to 16th & California light rail station
- + 2 blocks to Civic Center bus station
- + Space is divisible - will consider requirements of 4,970 RSF and larger
- + Tallest building in Downtown Denver



FLOOR PLAN



BUILDING AMENITIES

