

1660

17TH STREET
LODO | DENVER

GROUND FLOOR OFFICE
CONDO FOR SALE



Kentwood

Commercial

Karen Landers

Senior Commercial Advisor
303.947.3665

Karen@KentwoodCommercial.com

Todd Snyder

Senior Commercial Advisor
303.704.6322

ToddS@KentwoodCommercial.com

PROPERTY DETAILS



SALES PRICE

\$3,975,000

SIZE (FIRST FLOOR)

7,804 Square Feet

BUILDING SIZE

44,800 Square Feet

PROPERTY TYPE

Office/Retail Condo

BUILDING STORIES

Four

YEAR BUILT

1887/Renovated 2020

ZONING

D-LD

NEIGHBORHOOD

LoDo (Lower Downtown)

HVAC

6 Units (Managed by OA)

TAXES (EST. 2023)

\$49,227

OA DUES

\$6150.76/Month

**Includes CAMS & Insurance*

EXECUTIVE SUMMARY

Explore a unique real estate opportunity with the first floor of the Struby Estabrook Building, an impeccably-maintained storefront office space located directly across from the vibrant Union Station in the coveted lower downtown area of Denver, Colorado.

The historic 1660 17th Street's first floor, features three office suites covering 7,804 square feet. Surrounded by common areas and shared restrooms, the recently remodeled offices showcase modern updates, including brand-new fixtures, paint, kitchen, carpet, and tile. Retaining its original charm with exposed brick, high ceilings, and large windows, the offices provide an inviting atmosphere with abundant natural light. The first-level lobby and common hallway are adorned with beautiful crown molding, wood accents, restrooms, and convenient elevator access. Adjacent to The Wild, a stylish coffee/cocktail lounge, a shared private courtyard enhances the overall appeal of the building.

Conveniently situated at the corner of 17th and Wynkoop Street, the property offers a central location near an array of amenities, including restaurants, retail establishments, bars, coffee shops, sporting venues, parks, and entertainment options. Its prime position directly across from the bustling Union Station's Light Rail/public transportation provides easy access to I-25, making it an exceptional investment in a highly sought-after Denver locale.

SPECIAL FEATURES

- **Suite 100/101:** 6,063 SF
Suite 110: 909 SF (Leased Thru 09/2025)
Suite 120: 832 SF (Vacant)
7,804 Total Square Feet
- Historic Building with Brand Identity
- Signage Available
- High Ceilings and Windows offer an Abundance of Natural Light
- Balanced Mix of Private Offices, Open Work Space and Conference Rooms
- Historic Brick and Timber Architecture
- On-Site Property Management
- Charming First Level Common Lobby with Original Crown Molding, Wood Accents & Restrooms



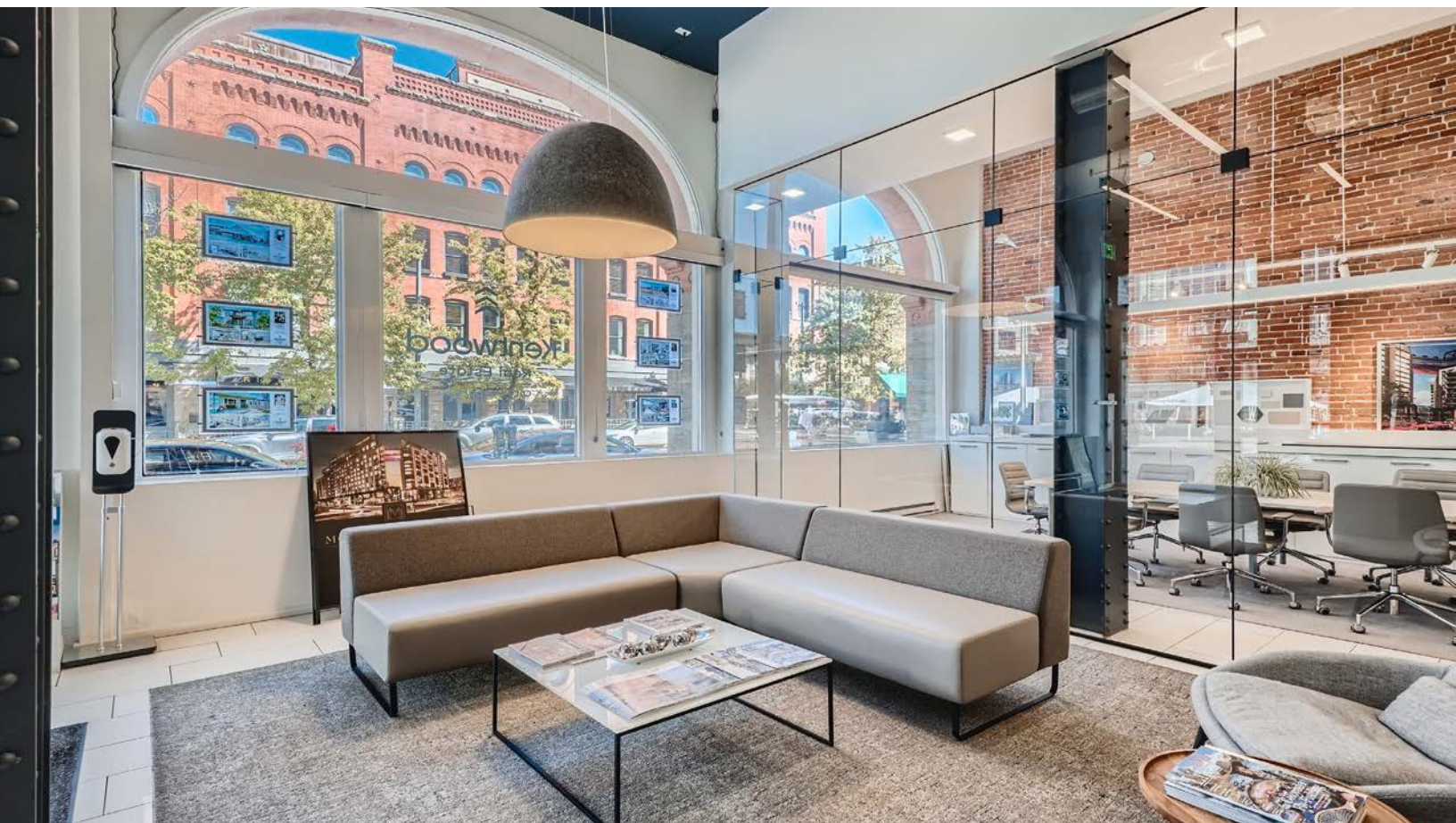
EXTERIOR PHOTOS



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INTERIOR PHOTOS



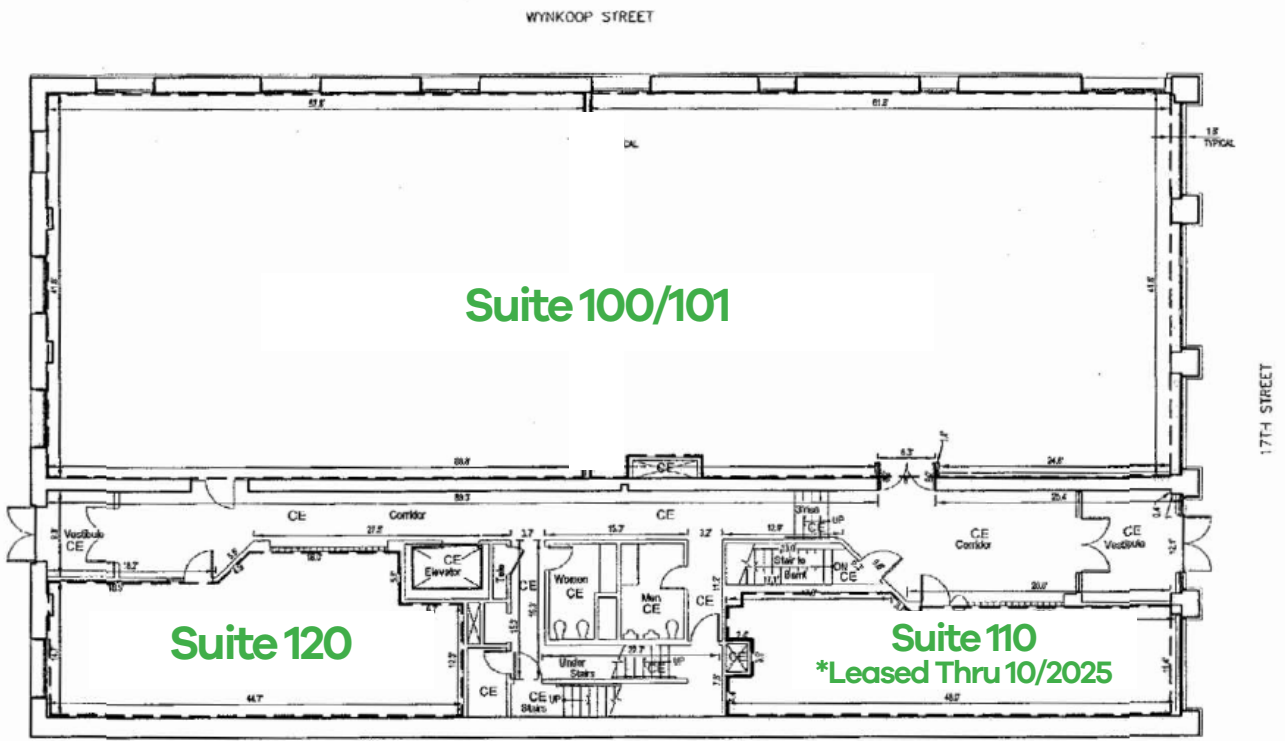
INTERIOR PHOTOS



SUITE 100/101



LAYOUT: FLOOR 1



AREA MAP

AREA HIGHLIGHTS

DINING/BARS/COFFEE

Venice
Citizen Rail
Tavernetta
The Kitchen American Bistro
Thirsty Lion Gastropub
Jinya Ramen Bar
Wynkoop Brewing Company
Rio Grande Mexican Restaurant
Stoic & Genuine
Avelina
Amante Coffee
The Wild

CULTURE/RECREATION

Coors Field
McGregor Square
Denver Milk Market
Ball Arena
Union Station

HOTELS/LODGING

The Oxford Hotel
The Crawford Hotel
The Maven Hotel
The Rally Hotel
The Ritz-Carlton

RETAIL/SERVICES

A Line Boutique
Tattered Cover
Equilibrium
Warby Parker
Wines Off Wynkoop
Hailee Grace
Market Station
OrangeTheory
Pilates Perfection
CorePower Yoga
Citywide Bank
FirstBank



AREA OVERVIEW

WALK, TRANSIT & BIKE SCORES

| | |
|----------------------|------------------------|
| Transit Score | 96 'Rider's Paradise' |
| Walk Score | 92 'Walker's Paradise' |
| Bike Score | 86 'Very Bikeable' |

AREA DEMOGRAPHICS

| | | |
|------------------------------|------|---------|
| POPULATION (2023) | 1 mi | 41,955 |
| | 2 mi | 138,017 |
| | 3 mi | 241,045 |

| | | |
|---|------|-----------|
| AVG. HOUSEHOLD INCOME (2023) | 1 mi | \$121,029 |
| | 2 mi | \$102,668 |
| | 3 mi | \$103,190 |

| | | |
|------------------------------|------|---------|
| DAYTIME EMPLOYEES | 1 mi | 98,960 |
| | 2 mi | 185,057 |
| | 3 mi | 229,914 |

| | | |
|-------------------------------|------|--------|
| DAYTIME BUSINESSES | 1 mi | 7,100 |
| | 2 mi | 16,436 |
| | 3 mi | 21,506 |

DAILY TRAFFIC COUNTS

| | |
|----------------------------------|-------|
| WYNKOOP ST / 17TH ST (NE) | 9,153 |
| WAZEE ST (NW) / 17TH ST | 5,800 |

LODO

Lower Downtown, the original settlement of Denver and its oldest neighborhood, seamlessly combines historical charm with modern vitality. The area boasts a harmonious blend of beautifully renovated brick industrial buildings housing luxurious lofts and office spaces, alongside striking contemporary structures that offer abundant opportunities for living, working, and leisure.

Within the borders of LoDo, some of Denver's most popular and iconic gathering spots for dining, drinking, and shopping thrive. From the historic Larimer Square to the vibrant Dairy Block, Union Station, and the bustling 16th Street Mall, the neighborhood encapsulates a diverse array of experiences. With a mix of trendy new eateries and cherished local establishments, Lower Downtown epitomizes ongoing evolution and revitalization while maintaining the comforting presence of its enduring landmarks.





Disclosure

Listing Broker and Seller make no representation or warranties as to the accuracy of any information provided with this data - including, but not limited to: square footage, bathrooms, lot size, owner's association (OA) information, parking, taxes or any other data that is provided for informational purposes only. Buyer and/or Buyer's Broker to verify all information. OA fees must be verified with the OA and are subject to change All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) , Property Owner(s) nor Kentwood Real Estate/Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

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