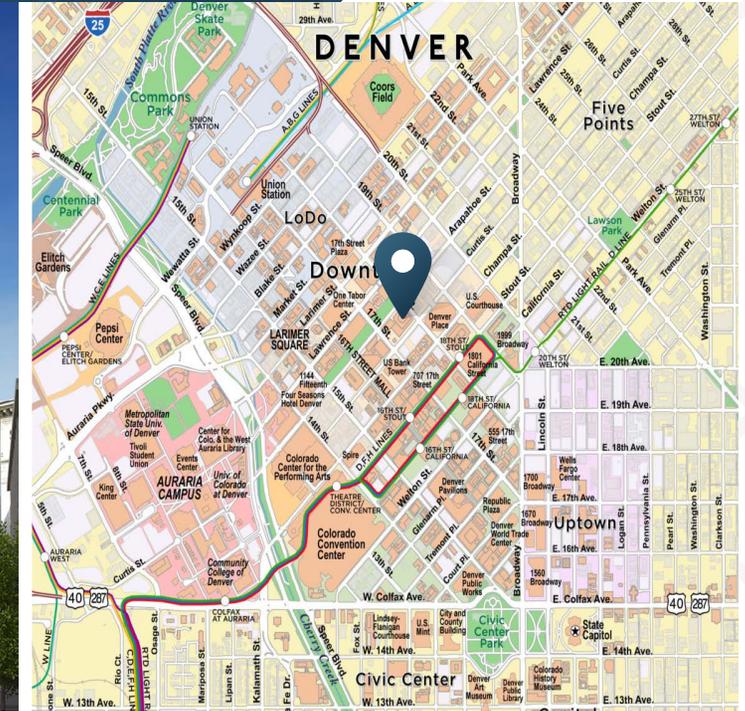


The Quincy

1776 Curtis St, | Denver, CO 80202



FOR LEASE



AVAILABLE

UNIT 1: 904 SF
UNIT 2: 4,048 SF

RATE

Contact Broker

TRIPLE NET

\$11.00/SF

ABOUT THE PROPERTY

- A mixed-use development incorporating 17th Street Office Tower, Residential Tower, Retail Space and Above-Grade, Covered Parking in one project with two architecturally and structurally distinct buildings.
- The Quincy: 360 apartments – approximately 95% leased
- The Prism: 100,000 SF Class A office – approximately 90% leased
- Parking: 534 parking space onsite | 90 short-term parking spaces for retail customers (+100 after 5:00 PM)

CONVENTION CENTER

Year	# of Events	Total Attendance
2024	166	741,786
2025	181	700,800

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	51,280	241,046	485,950
Daytime Population	168,974	393,660	657,989
Avg. Household Income	\$131,759	\$128,593	\$126,733
Estimated Households	31,164	128,874	232,250

Year: 2023 | Source: Esri

PEDESTRIAN COUNTS

16th St: se/o Welton St	29,657 PPD
16th St: se/o California St	27,029 PPD
15th St: se/o Champa St - nw/o	+/- 8,250 PPD

Year: 2019, 2020 | Source: Downtown Denver Partnership & Placer.ai

CONTACT

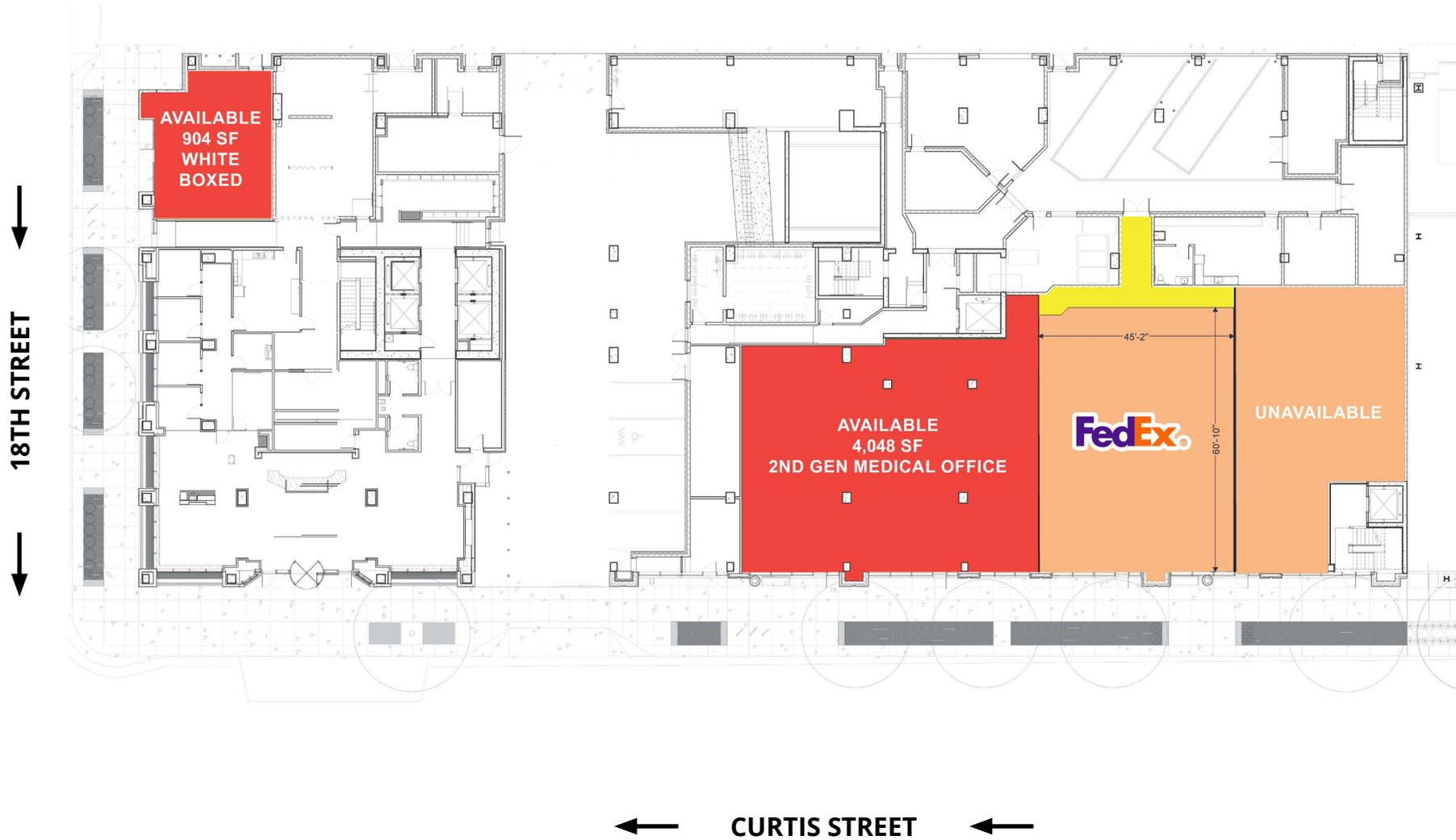
Andrew Clemens | 303.390.5230
andrew.clemens@srsre.com

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RETAIL SITE PLAN





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Andrew Clemens
303.390.5230
andrew.clemens@srsre.com

SRSRE.COM

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