



MILLENNIUM FINANCIAL CENTER

1550 17TH STREET | DENVER, CO

CLASS A BUILDING ★ ★ ★ ★



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BROKERAGE
DISCLOSURE



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PROPERTY INFORMATION / HIGHLIGHTS

- › Class A Building — Ground Floor Retail Available
- › Available:

Suite 110:	1,600 RSF
Suite 120-130:	5,779 RSF
	(Turn-Key Restaurant Space)
- › Can be Combined for a Total of 7,379 RSF
- › Estimated NNN: \$19.55/RSF (2026)
- › Rate: Contact Broker for Pricing
- › One Block from Union Station
- › Downtown Activity has Reached over 90% of Pre-Pandemic Levels
- › Lobby Renovations are Underway
- › 100K of Office Space Leased to EOG Resources



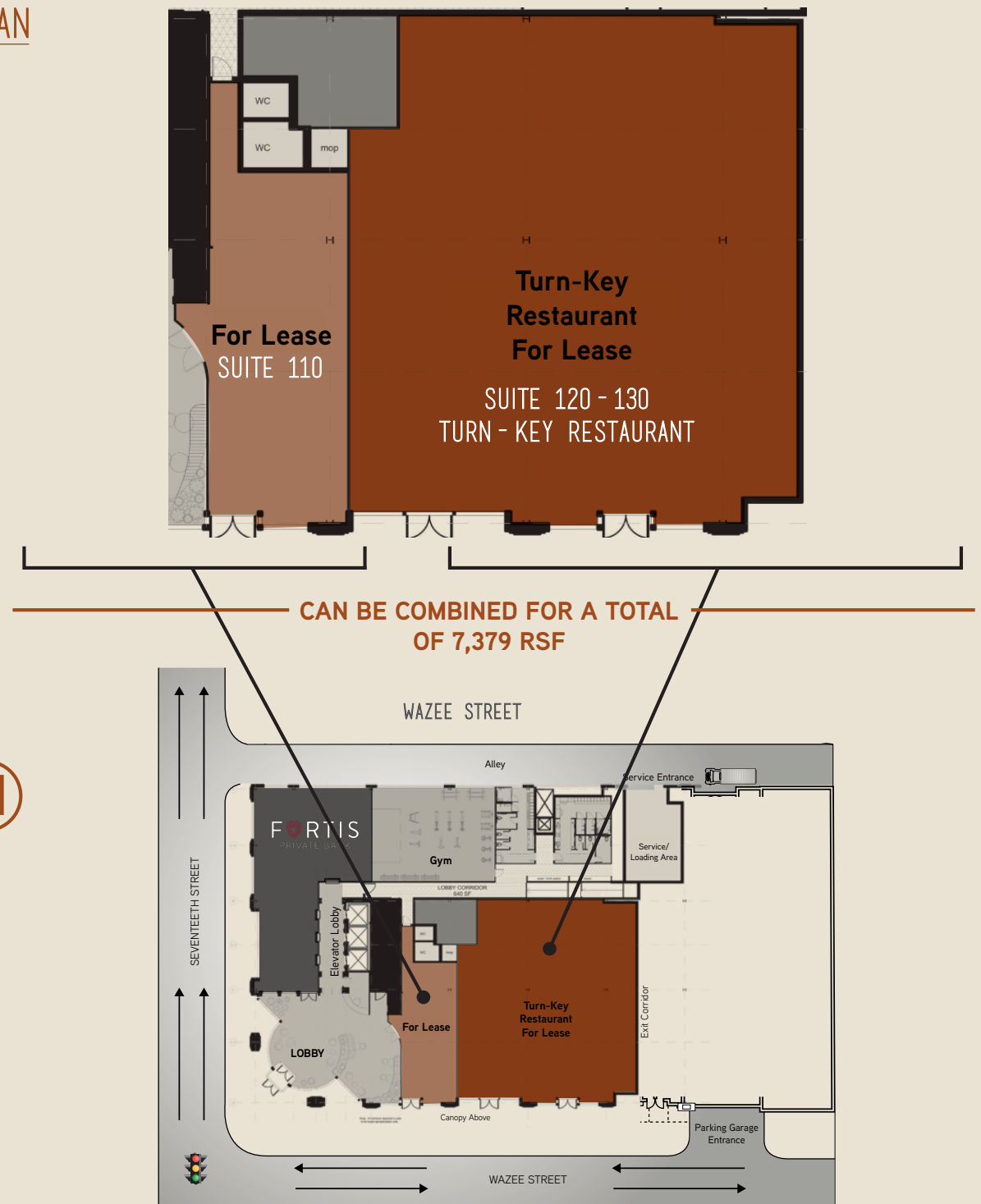
SITE PLAN



Suite 110
Virtual Tour



Suite 120-130
Virtual Tour



DEMOGRAPHICS

*DRIVE TIME SOURCE: ESRI 2025 ESTIMATES



POPULATION

*3 MINUTES	*5 MINUTES
6,606	30,177



AVERAGE HH INCOME

*3 MINUTES	*5 MINUTES
\$167,275	\$151,045



DAYTIME POPULATION

*3 MINUTES	*5 MINUTES
39,282	93,323



AVERAGE RESTAURANT EXPENDITURES PER HOUSEHOLD/PER YEAR

*3 MINUTES	*5 MINUTES
\$6,456.95	\$5,920.64



SURROUNDING RESIDENTIAL - OVER 11,000 UNITS!

- 1. The Dorsey230 units
- 2. Arapahoe Square.....355 units
- 3. Radiant.....329 units
- 4. One Lincoln Park.....177 units
- 5. 20th Street Station354 units
- 6. Broadway Plaza Lofts233 units
- 7. Renaissance Downtown.....101 units
- 8. Velaris Living351 units
- 9. The Douglas.....310 units
- 10. Courtland on Blake.....354 units
- 11. Premier Lofts.....250 units
- 12. Point 21 Urban Flats.....212 units
- 13. 2020Lawrence.....231 units
- 14. Greyhound479 units Proposed
- 15. 621 & 633 17th St750 units Proposed
- 16. The Quincy.....359 units
- 17. Halcyon House197 units
- 18. Solera.....120 units
- 19. 2101 Market226 units
- 20. The Battery on Blake Street164 units
- 21. Sunset Towers.....100 units
- 22. Tamai Tower199 units
- 23. Spire Condos500 units
- 24. Brooks Tower870 units
- 25. Sunset Park242 units
- 26. The Fitzgerald.....282 units
- 27. McGregor Square103 units
- 28. The Casey187 units
- 29. The Metro413 units
- 30. Alara Union Station314 units
- 31. The Pullman.....168 units
- 32. Ashley Union Station.....107 units
- 33. Sentral Union Station.....579 units
- 34. The Coloradan334 units
- 35. Griffis Platform Union Station287 units
- 36. Market Station225 units
- 37. Windsor Condominiums162 units
- 38. Barclay Towers.....224 units

