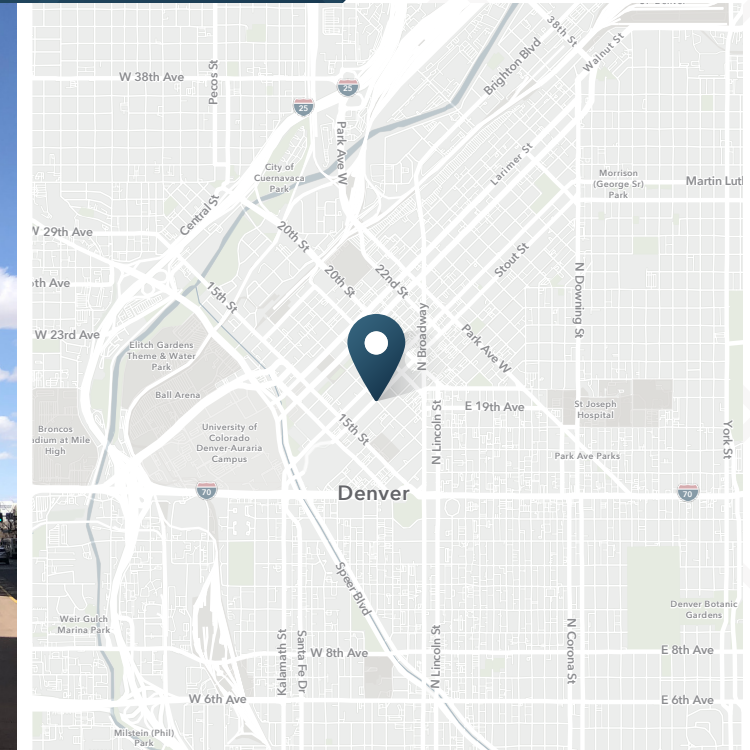


# Bank Lofts Building

817 17th Street | Denver, CO 80202



2,193 SF

Available - Vanilla Shell

614 SF

Available - Former Salon

Negotiable

Rate

\$5.83

NNN

## ABOUT THE PROPERTY

- Hard corner of 17th & Stout, one block from the 16th Street Mall
- Located in the heart of the downtown central business district
- Surrounded by multiple boutique hotels and new residential
- Adjacent to Light Rail

## CONTACT

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	51,988	242,029	493,104
Daytime Population	31,550	128,510	233,456
Avg. Household Income	\$125,441	\$122,592	\$122,311
Estimated Households	162,734	384,732	649,563

Year: 2023 | Source: Esri

## TRAFFIC COUNTS

17th St	14,959 VPD
Stout St	5,727 VPD
Champa St	9,674 VPD

Year: 2023 | Source: ESRI



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