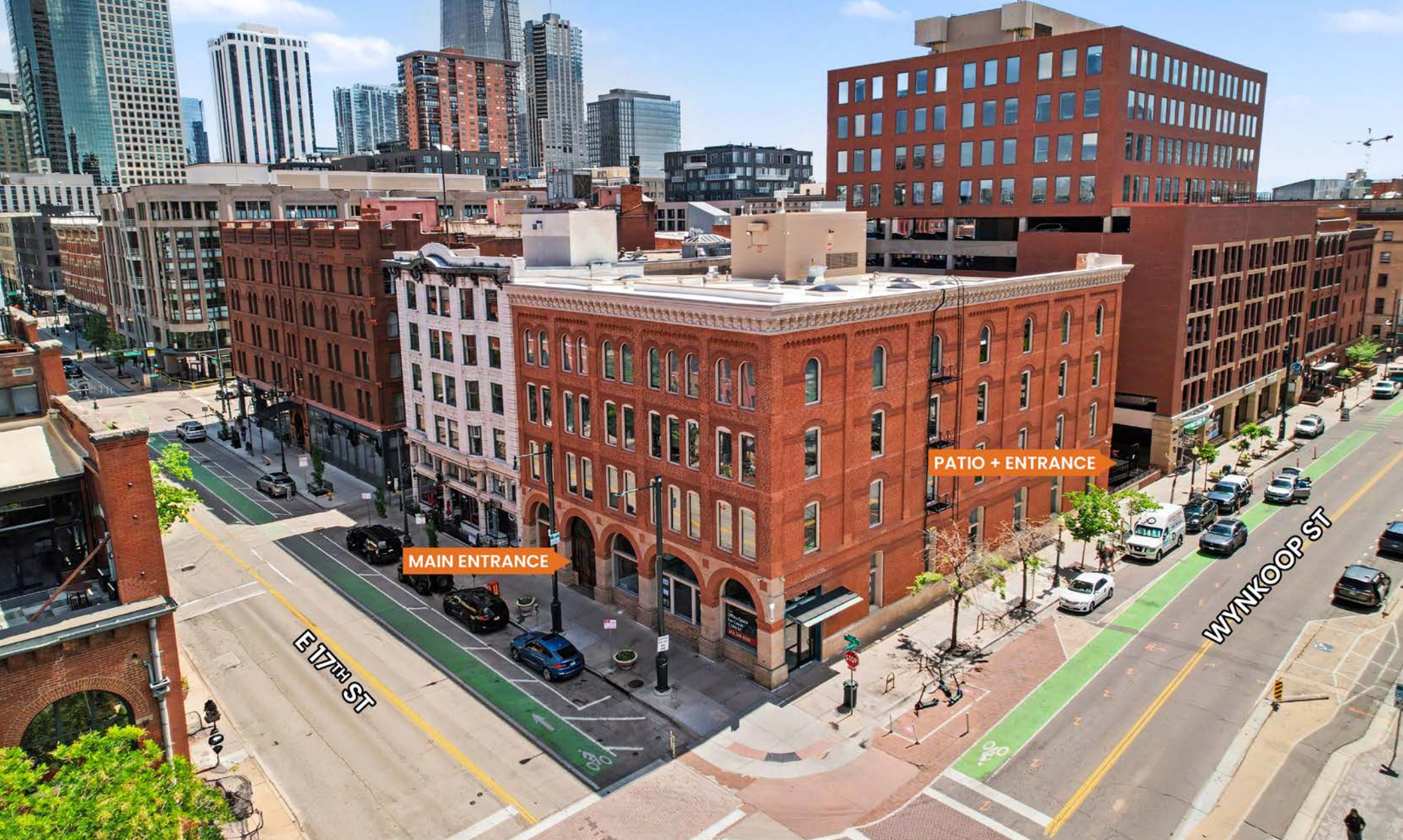




## OFFICE CONDO FOR SALE/LEASE

1660 17th Street, Unit LL1, Denver, CO 80202

Sales Price: Contact Broker

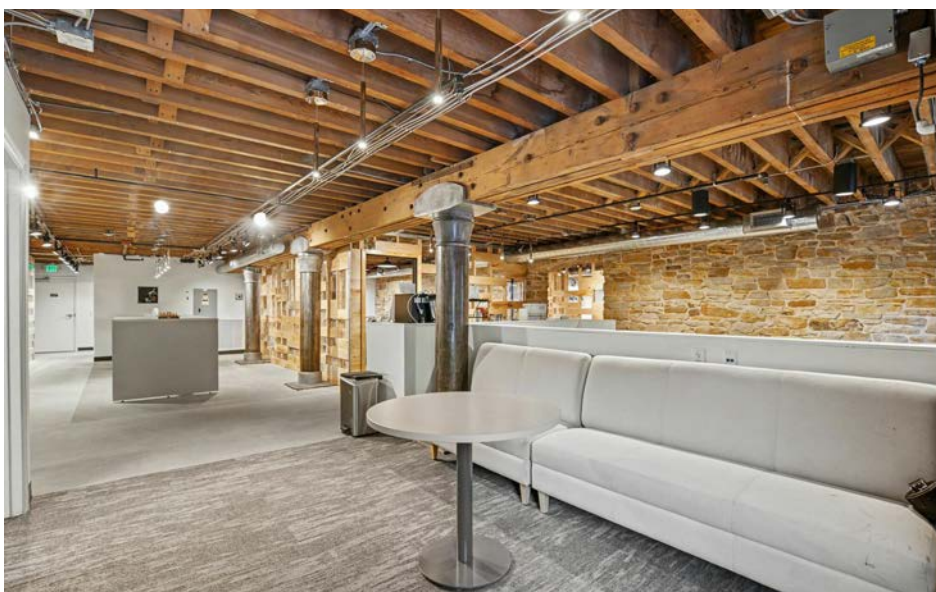
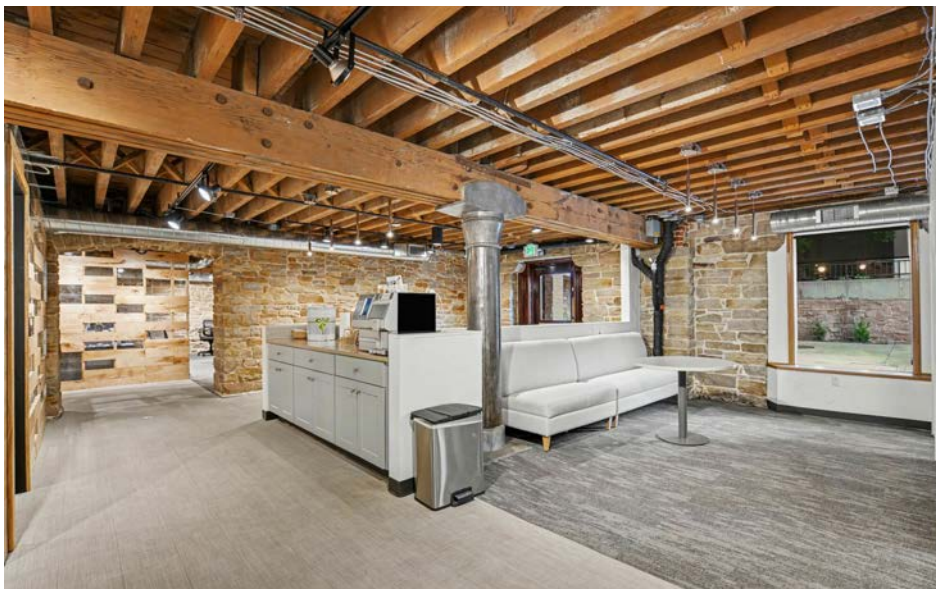
Lease Rate: Negotiable

Rentable Square Feet: 5,445 RSF | Divisible to 4,000 RSF



HENRY GROUP  
REAL ESTATE

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Parker Beasley Broker Associate | [parker@henrygroupe.com](mailto:parker@henrygroupe.com) | 303.625.7444



## PROPERTY DETAILS

|                      |                                    |
|----------------------|------------------------------------|
| Address              | 1660 17th Steet, Unit LL1          |
| Rentable Square Feet | 5,445 RSF   Divisible to 4,000 RSF |
| Zoning               | D-LD                               |
| Parking              | Adjacent Covered Parking Garage    |
| 2025 Taxes           | \$15,271                           |
| HOA Monthly Dues     | \$4,099                            |
| <b>Sales Price</b>   | <b>Contact Broker</b>              |
| <b>Lease Rate</b>    | <b>Negotiable</b>                  |

[WATCH FLY-THROUGH VIDEO HERE](#)

## PROPERTY HIGHLIGHTS

- **Turnkey, high-end office buildout:** Professionally designed with multiple conference rooms, private call rooms, open work areas, and a large kitchen/breakroom.
- **Character-rich design:** Original rolled-steel and cast-iron columns complement modern wood and glass finishes, offering a blend of historic LoDo charm and contemporary functionality.
- **Garden-level patio access:** Direct connection to a private outdoor area with Union Station views—rare for downtown office spaces.
- **Highly efficient layout:** Well-proportioned mix of collaborative and private spaces ideal for small to mid-sized professional users.
- **Prime building & location:** Situated within a well-maintained, historic LoDo property with immediate access to Union Station, restaurants, and downtown amenities. **Excellent Walk Score of 93.**



WYNKOOP ST

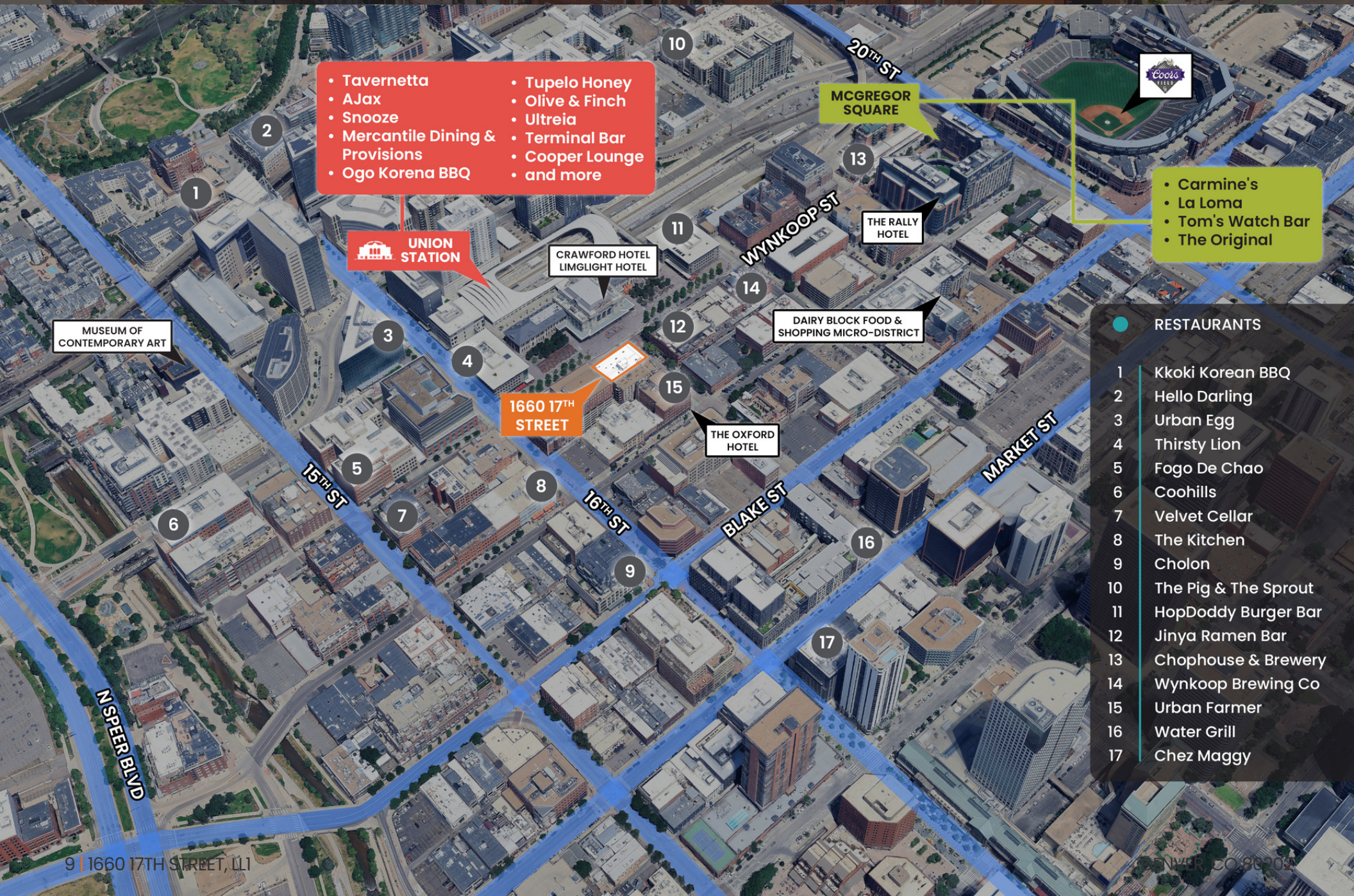












- Tavernetta
- Ajax
- Snooze
- Mercantile Dining & Provisions
- Ogo Korena BBQ
- Tupelo Honey
- Olive & Finch
- Ultra
- Terminal Bar
- Cooper Lounge and more

- Carmine's
- La Loma
- Tom's Watch Bar
- The Original

## RESTAURANTS

- 1 Kkoki Korean BBQ
- 2 Hello Darling
- 3 Urban Egg
- 4 Thirsty Lion
- 5 Fogo De Chao
- 6 Coohills
- 7 Velvet Cellar
- 8 The Kitchen
- 9 Cholon
- 10 The Pig & The Sprout
- 11 HopDaddy Burger Bar
- 12 Jinya Ramen Bar
- 13 Chophouse & Brewery
- 14 Wynkoop Brewing Co
- 15 Urban Farmer
- 16 Water Grill
- 17 Chez Maggy

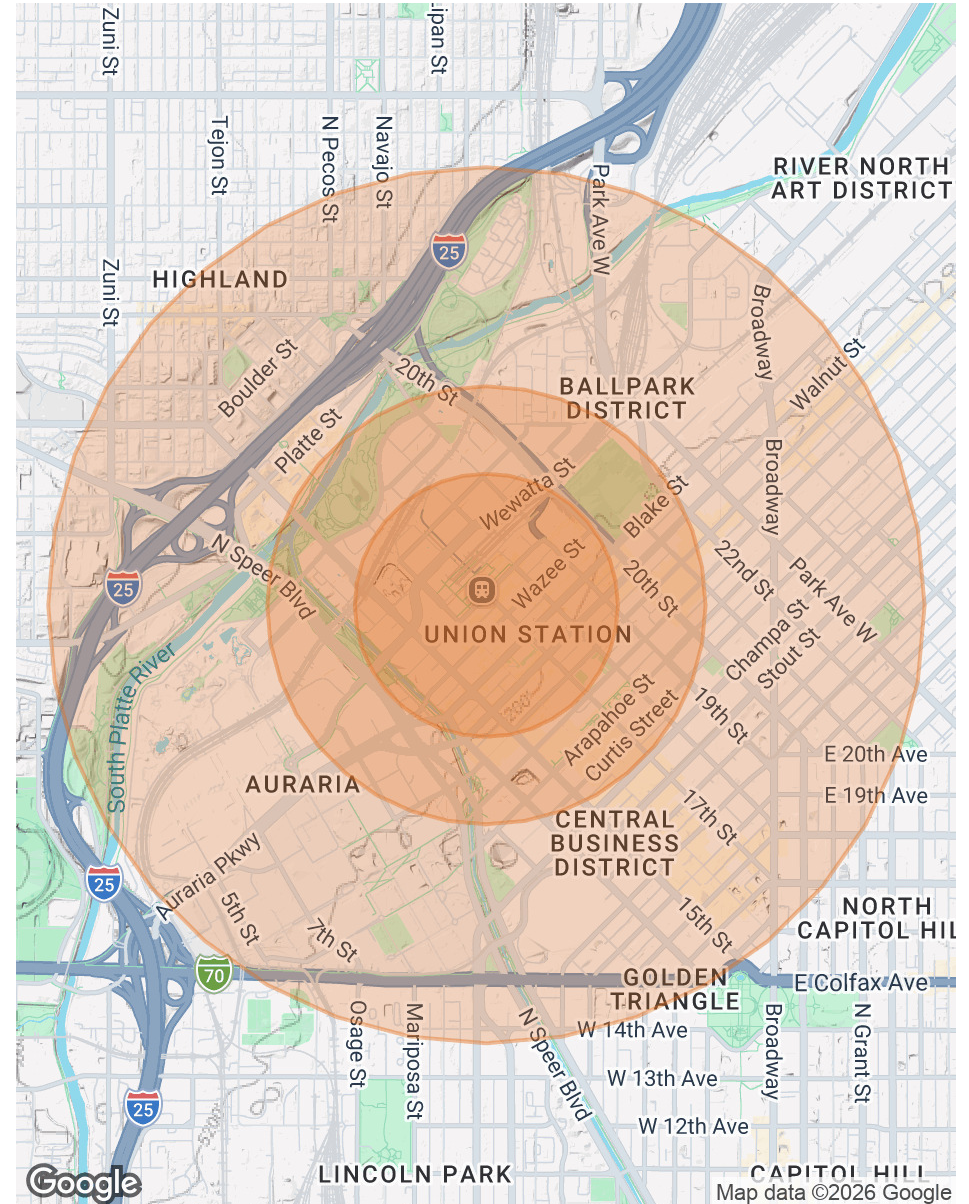




| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 4,029     | 15,027    | 40,751 |
| Average Age          | 40        | 39        | 37     |
| Average Age (Male)   | 40        | 40        | 38     |
| Average Age (Female) | 39        | 39        | 36     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,671     | 9,513     | 24,408    |
| # of Persons per HH | 1.5       | 1.6       | 1.7       |
| Average HH Income   | \$194,901 | \$154,949 | \$139,164 |
| Average House Value | \$784,060 | \$952,220 | \$845,259 |

\* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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