

2420 17TH STREET | DENVER, CO 80202



CLASS A BOUTIQUE OFFICE FOR LEASE

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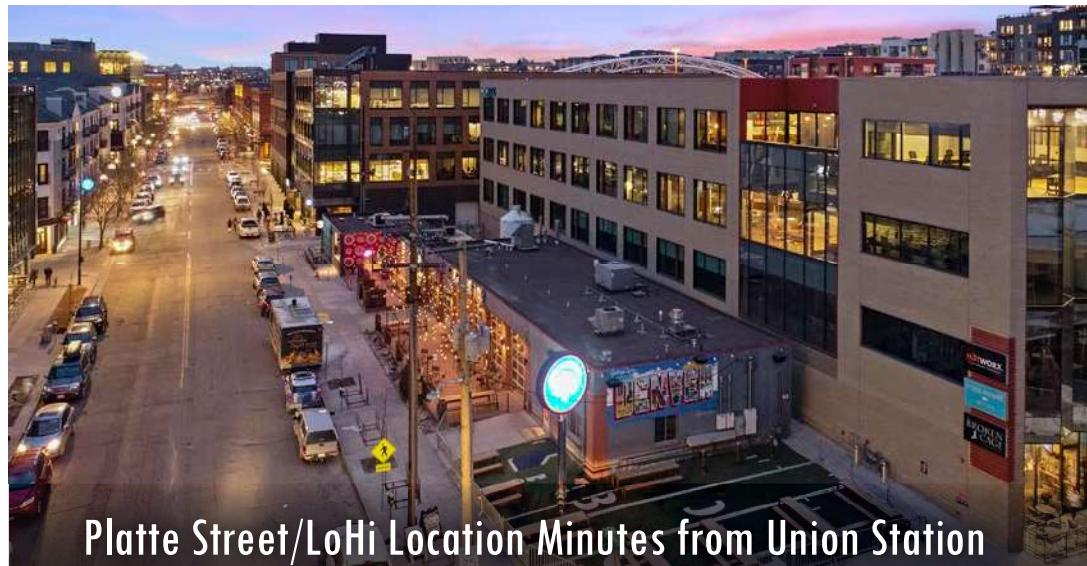
 CUSHMAN &
WAKEFIELD



INCREDIBLE SIGNAGE OPPORTUNITIES AVAILABLE



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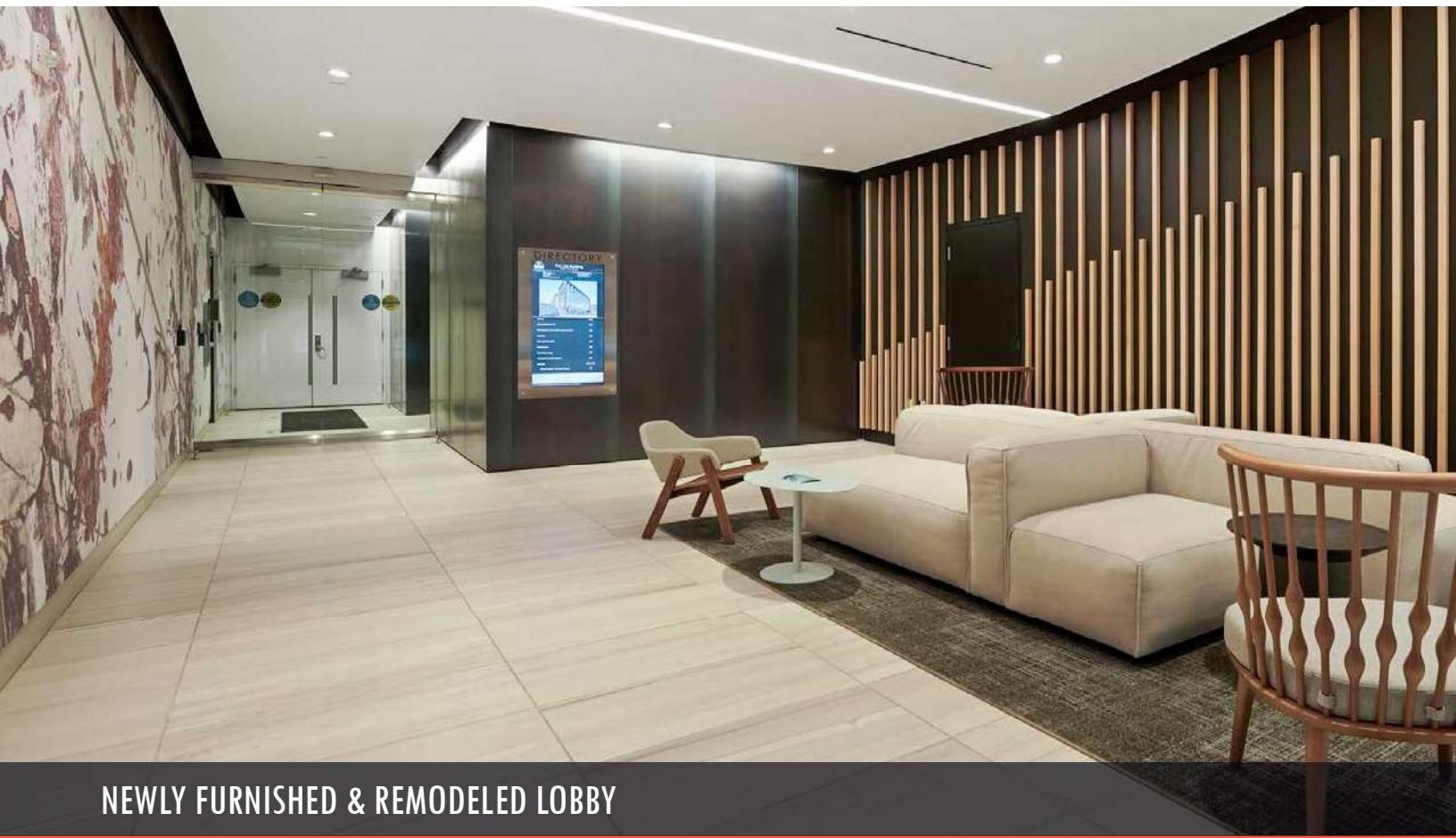


BUILDING OVERVIEW

RBA:	79,589 RSF
Stories:	4
Year Built:	2015
Floor Plates:	Second Floor: 24,570 RSF Third Floor: 25,231 RSF Fourth Floor: 24,983 RSF
Parking:	1.25 : 1,000 Ratio, Two Convenient Access Points, Access Controlled
Ceiling Height:	14' Exposed Ceilings



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NEWLY FURNISHED & REMODELED LOBBY



ON-SITE DINING, BREWERY, COCKTAIL LOUNGE & BOUTIQUE FITNESS!



Fourth Floor Private Balcony



New Construction with Open Ceilings & Abundant Natural Light

BUILDING AMENITIES & DETAILS



- ▶ LEED Platinum Certified Building
- ▶ On-site retailers: Poke Bowl & Hotworx Boutique Fitness
- ▶ Pet Friendly
- ▶ Secure Bike Storage
- ▶ Newly Furnished & Remodeled Lobby
- ▶ New Construction with Energy Star Certifications, Incredible Glassline and Natural Light
- ▶ On-site Security and 24/7 Card Key Access
- ▶ Exceptional Clean Building Standards & Stairwell Accessible Office In-
- ▶ Demand by the Modern Office User

VIBRANT PLATTE STREET

Denver's Trend
Setting Retail
Destination!

IMMEDIATE ACCESS TO:

SHOPPING

DINING

COFFEE SHOPS

FITNESS

BIKE RENTAL

BIKING TRAILS

HIGHLAND BRIDGE

COMMONS PARK



ABUNDANT WALKABLE RETAILERS THROUGHOUT PLATTE STREET & LOHI



BriDer
ROTISSEURIE • KITCHEN

CERVECERIA
COLORADO

maci
CAFE



THE BINDERY
EATERY, MARKET & BAKERY
THE HIGHLAND

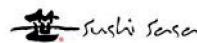


LOVE AT FIRST BITE

THE POST
CHICKEN & BEER



HOTWORX



A COLLECTIVE EATERY



[solidcore]

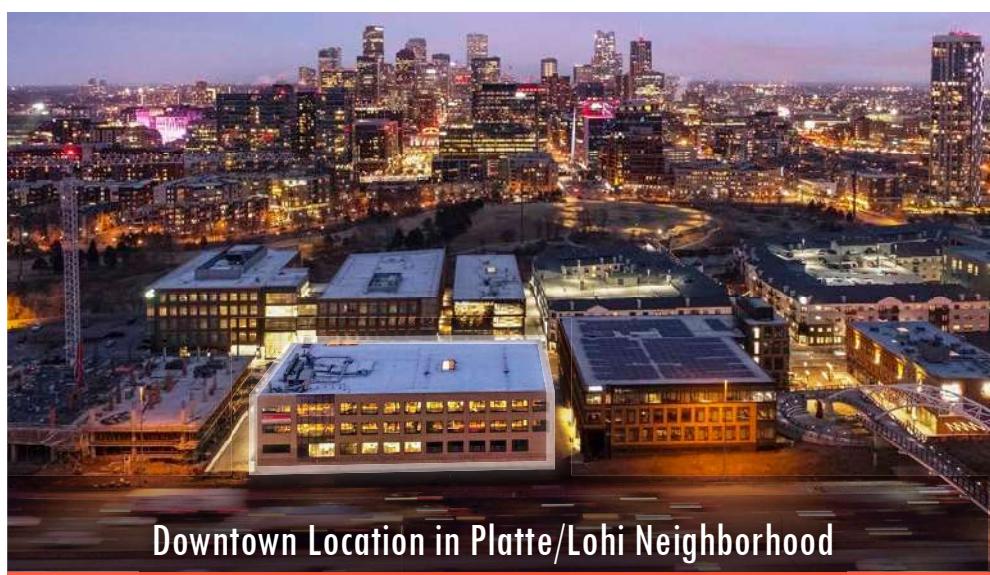
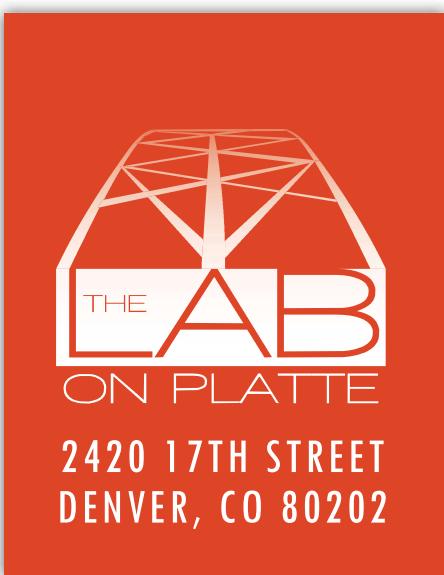


LoHi Eats

prost
BREWING CO.

浪人 Sushi Ronin





Downtown Location in Platte/LoHi Neighborhood

