

2420 17TH STREET | DENVER, CO 80202



CLASS A BOUTIQUE OFFICE FOR LEASE

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## INCREDIBLE SIGNAGE OPPORTUNITIES AVAILABLE



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**I-25 Signage: 256,000 Vehicles Per Day!**



**Platte Street/LoHi Location Minutes from Union Station**

## **BUILDING OVERVIEW**

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

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...OUT NOTICE, AND TO ANY SPECIAL LISTING CON-  
...RENT OR FUTURE PROPERTY PERFORMANCE.





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

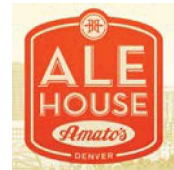
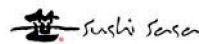






# ABUNDANT WALKABLE RETAILERS

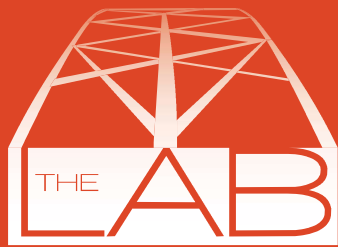
## THROUGHOUT PLATTE STREET & LOHI



LoHi Eats

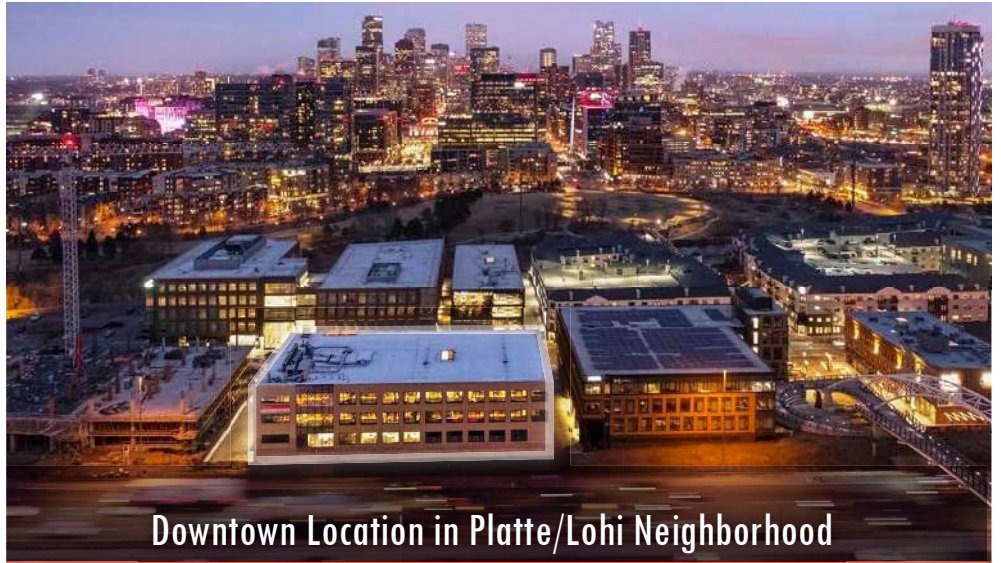






ON PLATTE

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Downtown Location in Platte/Lohi Neighborhood



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