

Office For Lease

4,493 SF

Updated Office Building
Excellent I-25 Access



1700 E. 17th Avenue

Denver, Colorado 80205

Property Overview

- Well-located 4,493 SF professional office suite for lease
- Updated modern finishes throughout, operable windows, new furniture (negotiable), and abundant natural light
- Ground floor space has two Class A conference rooms, a private kitchen area, and a courtyard
- Free-standing building with mature landscaping, on-site surface parking, and monument signage
- Great location on Uptown's 17th Avenue Restaurant Row
- Easy access to City Park, Cheesman Park, and downtown

Lease Rates: \$30.00/SF FSG

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Property Facts

Available SF:	4,493 SF
Building Size:	6,447 SF
Parking Ratio:	2.87/1,000
Year Built:	1981
Lot Size:	0.24 AC

For more information:

Connor Donahue

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1400 Glenarm Place, Suite 100

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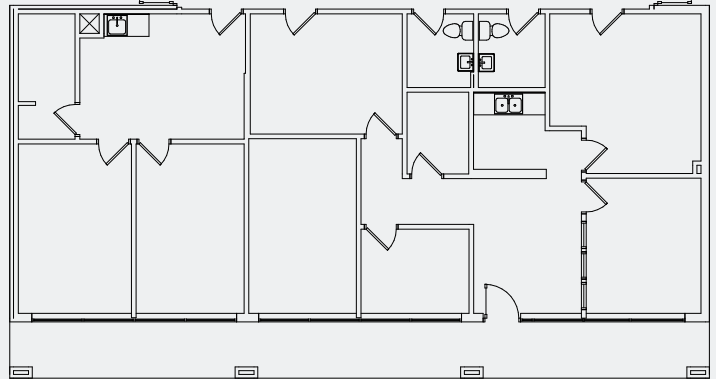
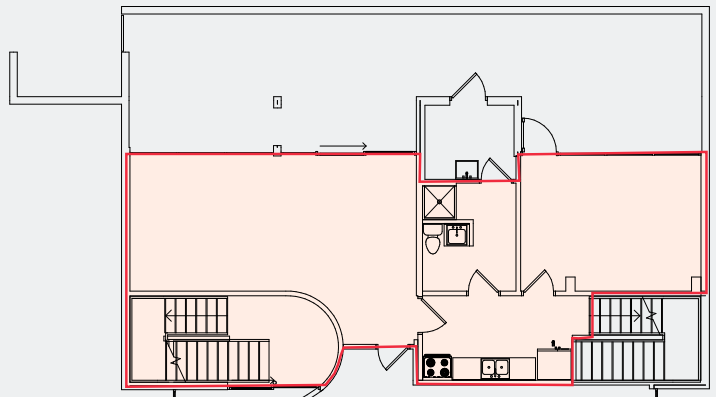
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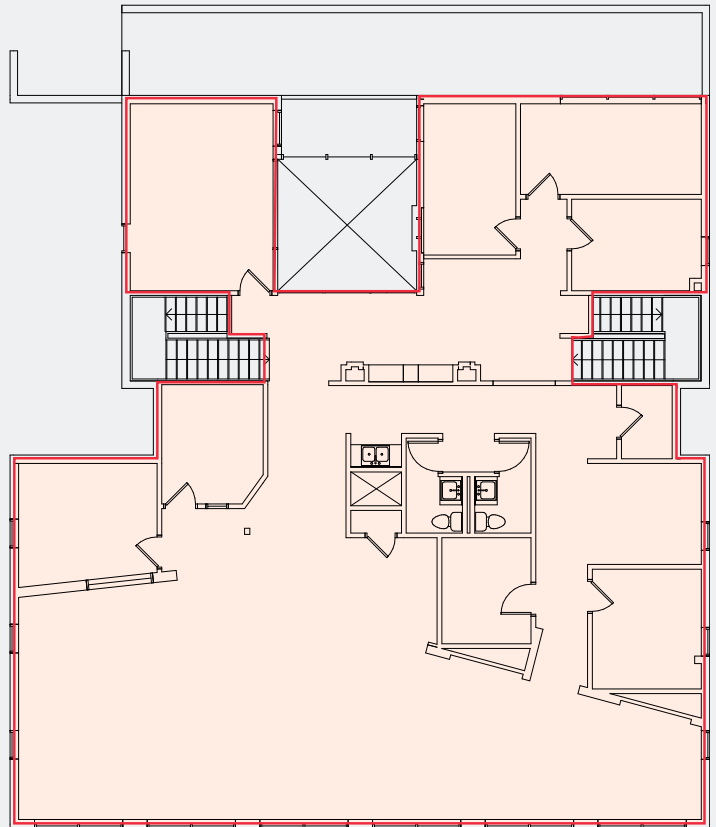
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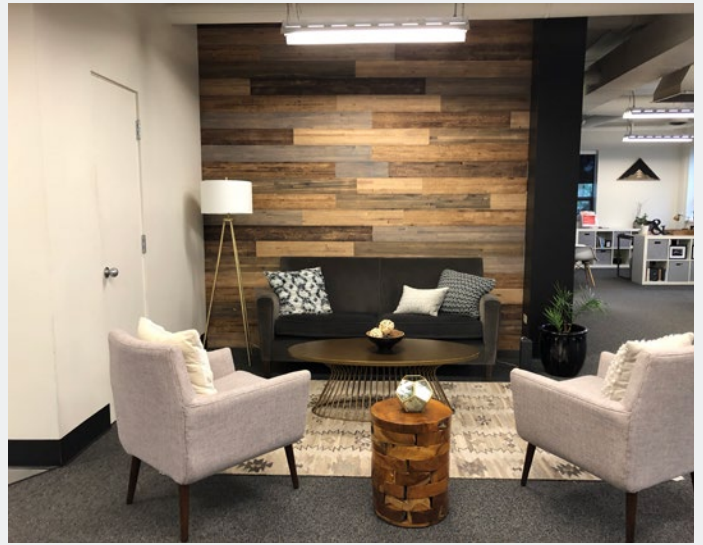
First Floor



Second Floor

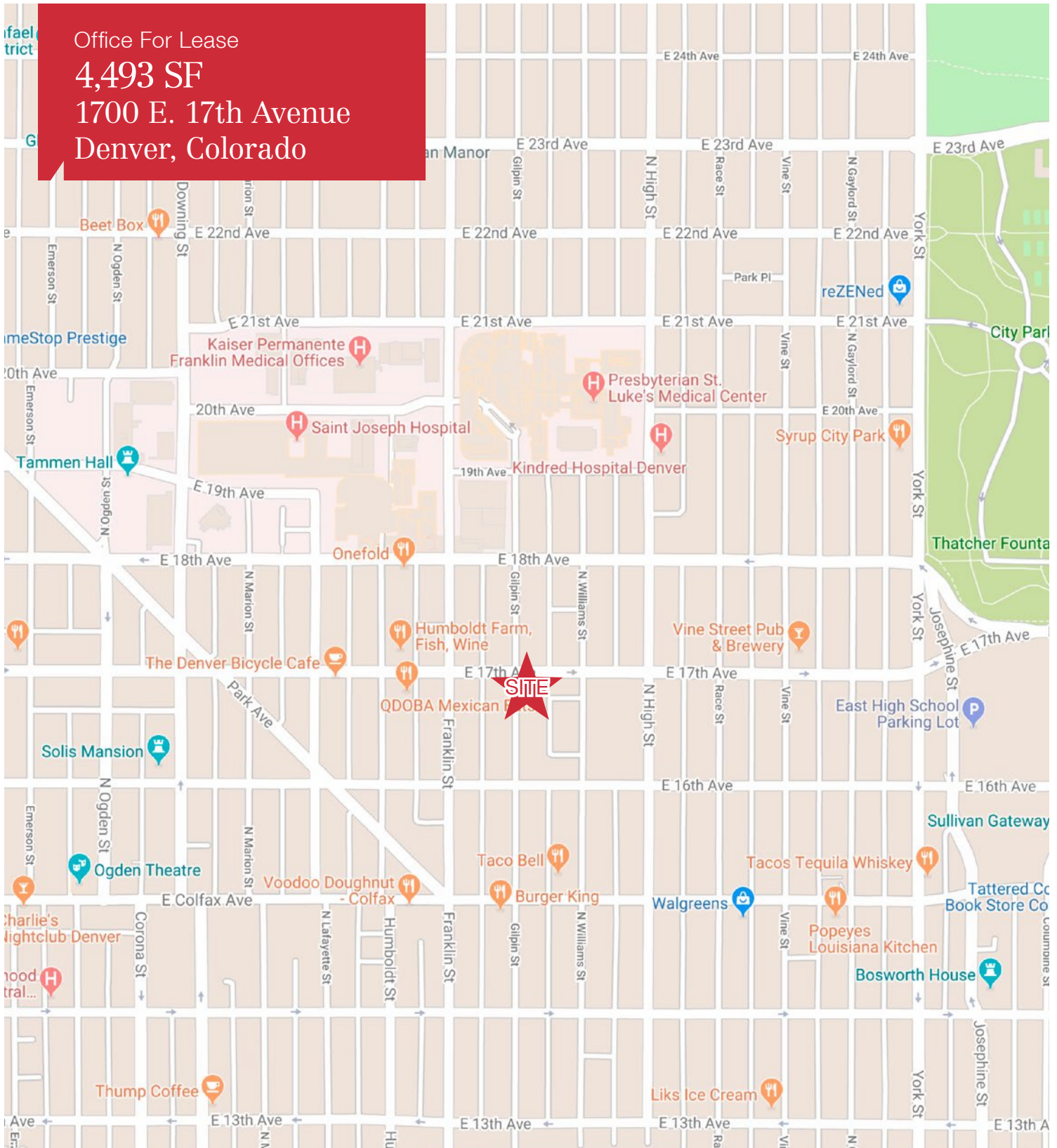


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