



For Lease
1709 Chestnut Place
 Denver, Colorado



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For Lease
Union Station TOD
 Street-Level Retail



The Grand Denver

1709 & 1777 Chestnut Place | Denver, Colorado 80202

Project Overview

- Ground floor retail opportunity in new construction Class A multifamily development in Union Station
- Centrally located at the intersection of 17th Street & Chestnut Place, directly attached to the Light Rail Plaza
- 4 retail spaces available ranging in size from 1,301 SF 2,828 SF
- Significant growth in population and new developments
- Preferred uses: specialty fitness, chef-driven restaurants, healthy fast casual, bar or cafe, lifestyle soft goods
- Walk Score of 89, Transit Score of 93, Bike Score of 87

Contact Broker for Lease Rates

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Project Overview

The Grand Denver is a brand new high-rise mixed-use multifamily development in Denver's premier Downtown neighborhood, Union Station.

Designed by Shears Adkins Rockmore, the two glass & brick clad towers boasts 508 apartments adjoined by a landscaped court and accessed via a common private lane.

Common areas include a pool and rooftop club room, over 8,000 SF of street-level retail, EV charging stations, 458 parking spaces, and 100 bicycle stalls.

The site is adjacent to Commons Park, a Whole Foods Market, and anchors the western end of Denver's three block long transportation hub, Union Station, providing access to RTD Light Rail, local and regional buses, and the Colorado A-Line rail connection to Denver International Airport.

Development Facts

- Plaza (S. Tower): Completed Early 2018
 - » 107 apartment units
 - » 164 parking spaces
 - » 3 street-level retail spaces
- Tower (N. Tower): Spring 2018 Delivery
 - » Tower: 401 apartment units
 - » 294 parking spaces
 - » 1 street-level retail space

Available Retail Suites

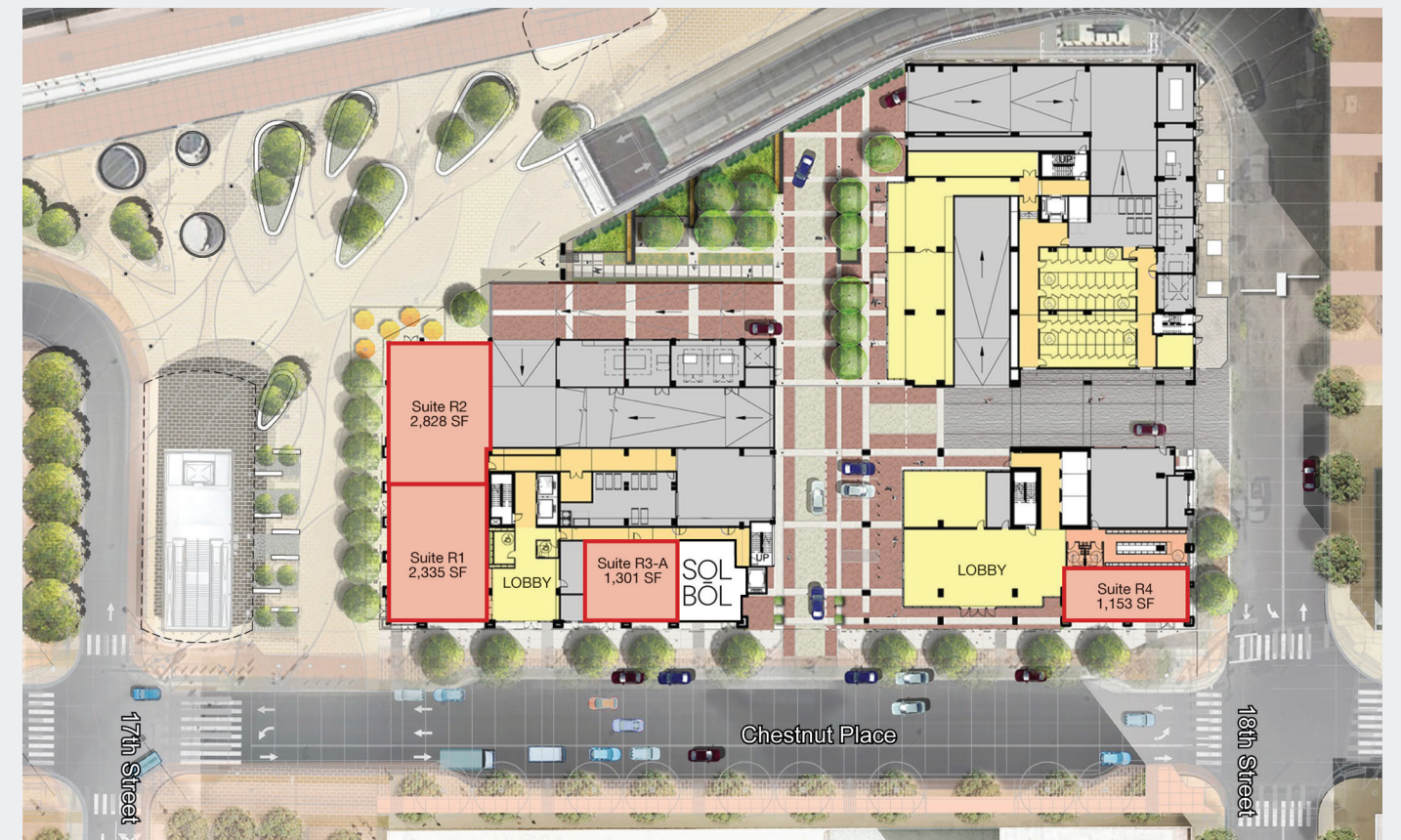
- South Tower: Completed Early 2018
 - » Suite R1: 2,335 SF
 - » Suite R2: 2,828 SF
 - » Suite R3-A: 1,301 SF
- North Tower: Spring 2018 Delivery
 - » Suite R4: 1,153 SF



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