

EQUITABLE BUILDING - FORMER BANK SPACE

730 17th Street, Unit 1C, Denver, CO 80202

FOR LEASE



LEASE RATE

\$35.00 SF/YR

OFFERING SUMMARY

Available SF (Rentable):	4,740 SF
Usable SF:	4,086 SF
Year Built:	1890
Building Size:	173,417 SF
Renovated:	2011
Zoning:	B-5
Market:	Downtown Denver
Submarket:	Central Business District

PROPERTY OVERVIEW

A rare opportunity to lease a highly visible 1st floor retail condominium and mezzanine offices with Stout Street and 17th Avenue street frontage and signage on hard corner. It provides a turn-key leasing opportunity of a great location to a financial institution or other commercial user looking for a signature location in Downtown Denver. The Equitable Building is in a class all by itself with ornate finishes, Tiffany stained glass, open curved master stairwell and an array of different office improvements. This Italian Renaissance Revival Edifice is filled with intricate brass details, marble wainscoting, marble mosaic tiles in Byzantine motifs on the vaulted ceilings, and elegant chandeliers on the interior and granite blocks, grey brick, terra cotta banding, and elegant details abound on the exterior. The unit is currently finished out as a bank with two vaults including a 35 ton circular walk in vault, traditional cherry wood finishes throughout the offices, conference room, hallways and lobby. One of Denver's finest and storied historic properties was converted to condominiums in 2011.

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LOCATION OVERVIEW

This 1st floor hard corner commercial space is located in the heart of the central business district in within one block of the 16th Street Mall, across the street from an RTD light rail stop serving light rail up and down Stout street and offering easy access to public transportation in front of the space on 17th Avenue. Employment downtown reached a record high of 133,478 people, which is up 2.5% from 2017. Downtown's residential population has tripled since 2000, with nearly 23,000 people now living downtown. Over \$1.35 billion in new development was completed in 2017 and early 2018, with another \$2.26 billion under construction or planned. Retail downtown experienced a solid growth year, with retail sales tax collections up 6.4% year-over-year with a total of over 4,000,000 sf of retail space with a 3.3% vacancy rate (down 31% year-over-year). Hotel performance is achieving modern day records with an average 79% occupancy rate and \$186 average daily room rate for downtown hotels in 2017. Technology employment is up 74% since 2010 with 626 technology businesses located in Downtown Denver.

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LEASE HIGHLIGHTS

- 3,056 Usable/3,545 rentable SF on 1st floor: 1,030 Usable/1,195 Rentable SF on mezzanine available;
- Minimum 5 year lease considered but longer term(s) preferred;
- Amenities include - On-site property management, workout facilities, common conference rooms, security guard and law library;
- ATM window possible along 17th Avenue with building HOA approval required;
- Four teller windows;
- Three semi-private bullpen offices with cherry wood partitions;
- Conference Room with built-in electronic technology for presentations;
- Breakroom/kitchen area with sink and privacy door;
- Five private offices;
- Spacious lobby with space for guest seating;
- Direct access and signage opportunity to Equitable Building lobby;
- Net, Net, Net Lease - contact Broker for breakdown & current expenses included;
- Excellent signage available on building in multiple locations with HOA approval required
- Office Furniture included in Lease, if needed by new tenant



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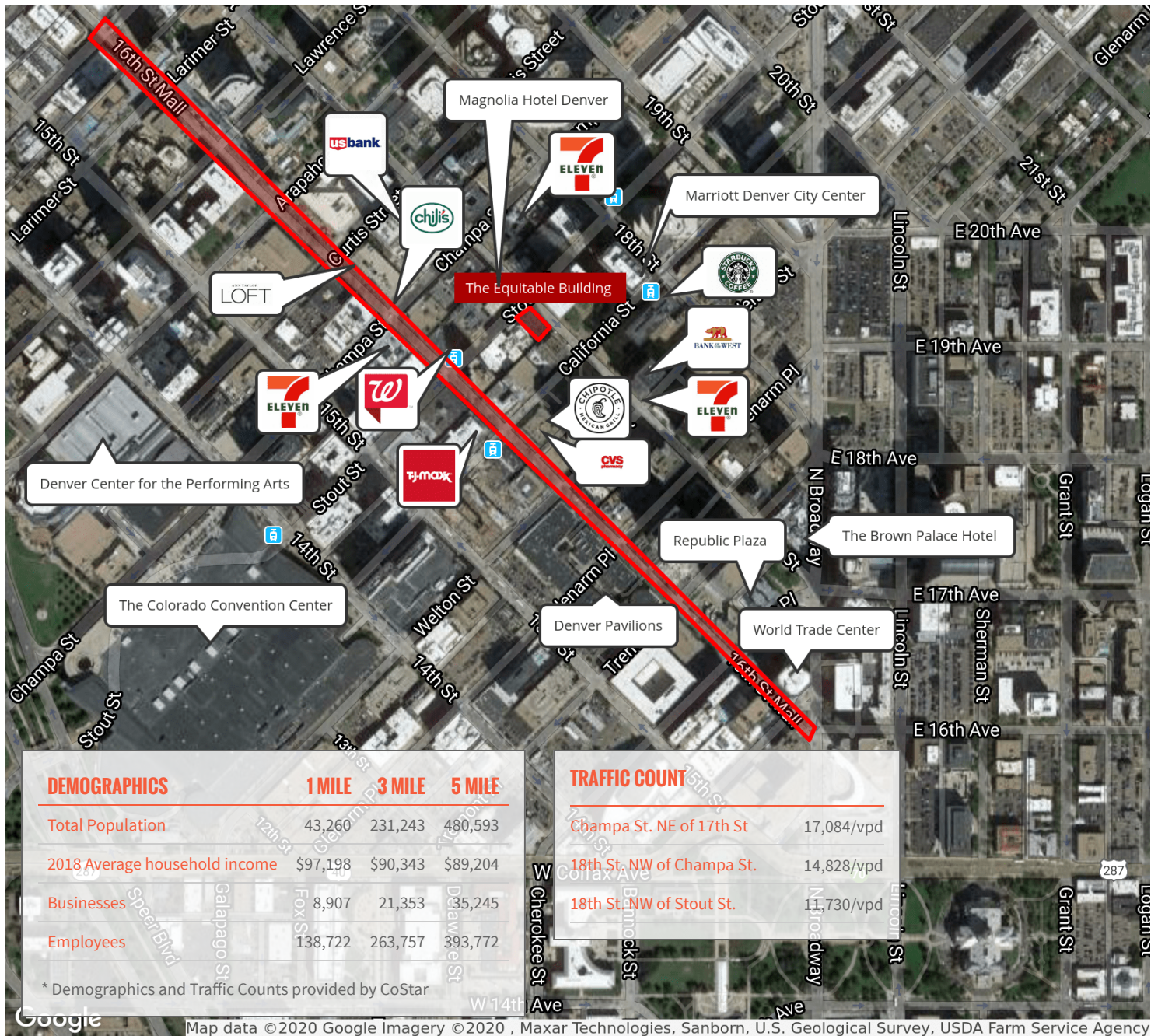
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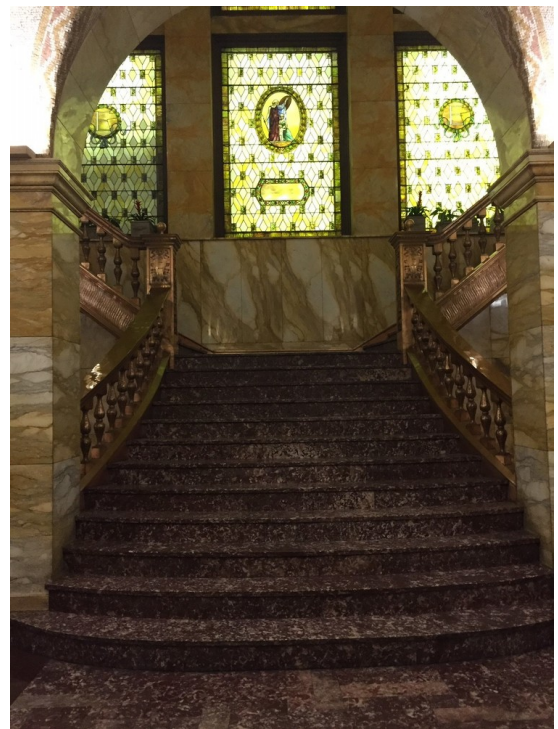
Additional Photos

Antonoff & Co. Brokerage, Inc. | Denver, CO 80202 | 1528 Wazee Street | 303.623.0200 | antonoff.com

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