



# FOR LEASE

1660 17th Street - Suite 350  
Denver

**AMY ALDRIDGE**

PARTNER

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**MAX STANTON**

ASSOCIATE BROKER

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719-510-4940

## 1,454 RSF

Term: 3-5 Years

Rental Rate: \$25/SF NNN

Est. OPEX: \$20/SF

Open Office Layout

Immediate Occupancy



# About The Space....



## HIGHLIGHTS

- CONFERENCE ROOM
- KITCHENETTE w/ REFRIGRATOR + DISHWASHER
- NATURAL LIGHT
- COURTYARD VIEWS
- IDEAL UNION STATION LOCATION

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# About The Building....



## 1660 17th Street

Constructed in 1885, The Struby-Estabrook Building was one of the first great warehouses on Wynkoop Street. An Edbrooke Gem next to the Oxford Hotel, this building commands one of the most prominent corners in Denver. Its proximity to the new Union Station redevelopment will forever cement this location as one of the best in the country.

LoDo is Denver's oldest neighborhood and premier live/work/play destination. Demand in this slice of the market is driven by employers utilizing highly amenitized workspaces to attract top talent in a competitive labor market, and tenants are willing to pay a premium to be located in the area



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