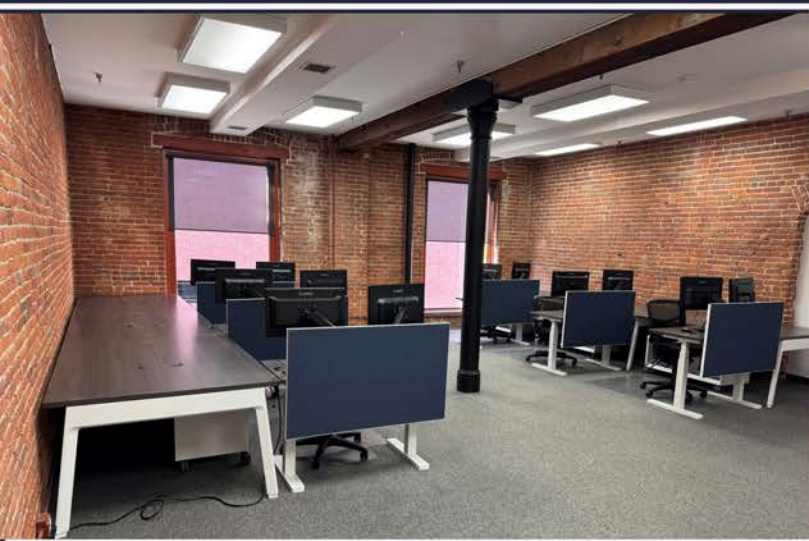




# FOR LEASE

1660 17th Street - Suite 350  
Denver



## 1,454 RSF

Term: 3-5 Years

Rental Rate: \$10/SF NNN

OPEX: \$20/SF

Open Office Layout

Immediate Occupancy

**AMY ALDRIDGE**

PARTNER

[amy@tributaryre.com](mailto:amy@tributaryre.com)

720-217-7340

**RYAN PEIRONA**

ASSOCIATE BROKER

[ryanp@tributaryre.com](mailto:ryanp@tributaryre.com)

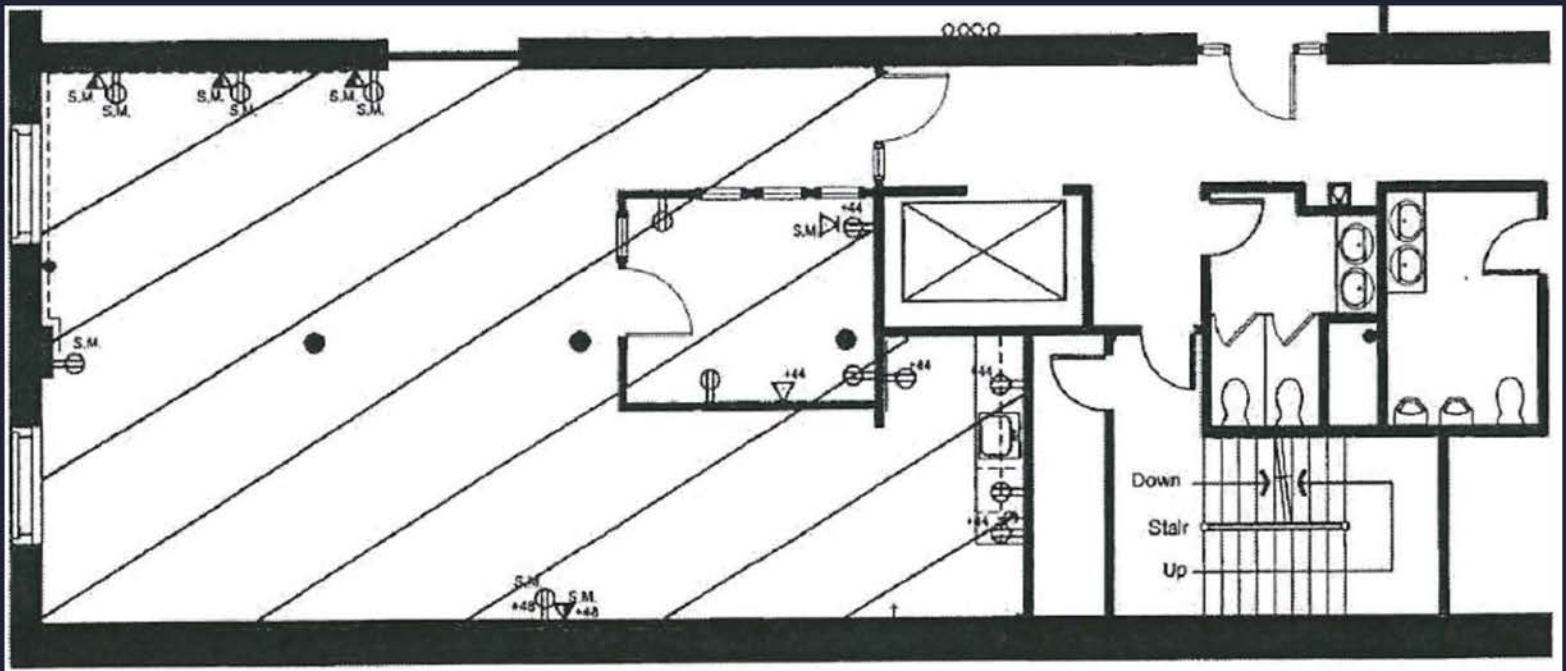
925-808-8970



# About The Space...



- FURNITURE INCLUDED
- SMALL CONFERENCE ROOM
- SMALL KITCHENETTE
- 100% CARD ACCESS
- EXPOSED BRICK
- GOOD NATURAL LIGHT
- UNION STATION ADJACENT



**AMY ALDRIDGE**

PARTNER

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**RYAN PEIRONA**

ASSOCIATE BROKER

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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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