

DENVER |
COLORADO 80202

717 17th St.

Creative Tech Plug & Play Sublease Space Available at City Center

Up to **47,546 SF**

CONTIGUOUS SPACE AVAILABLE FOR SUBLEASE

FLOORS 2 & 3 AVAILABLE

FLOORS 4, 5 & 7 LEASED

MATTHEW BALL
+1 303 946 1312
matt.ball@colliers.com

CHRIS WILEY
+1 303 283 4588
chris.wiley@colliers.com

Colliers

Sublease Space Available

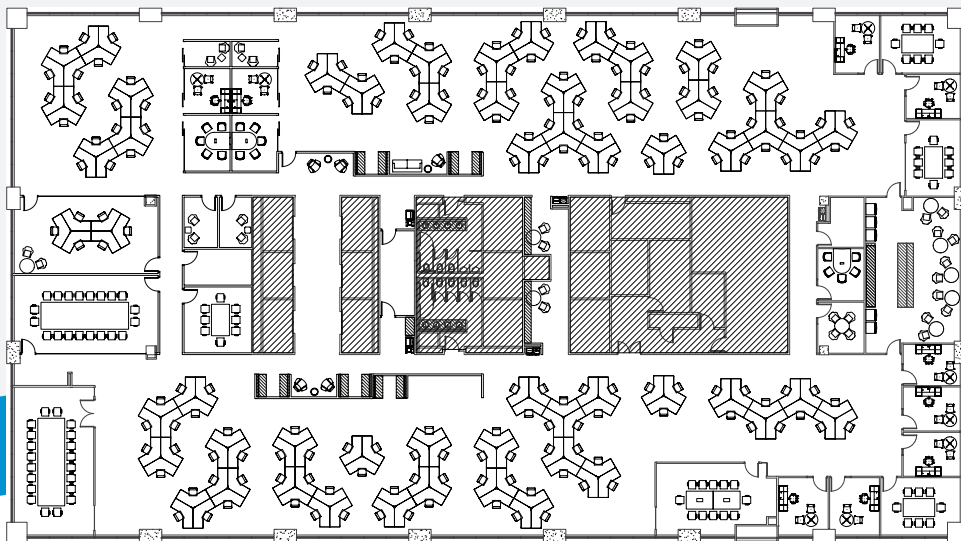
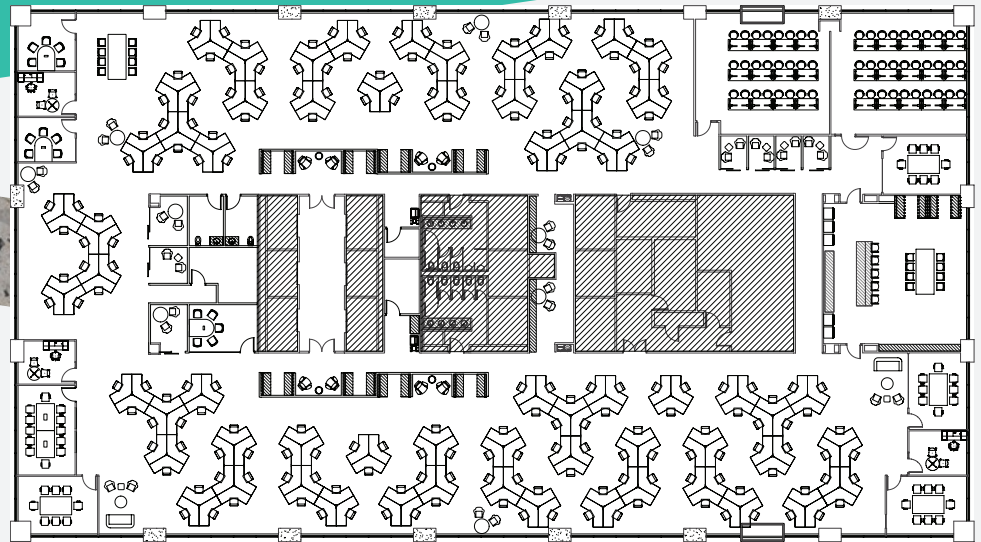


Floor 2

23,773 SF



ALL CONFERENCE ROOMS
FULLY INTEGRATED WITH
GOOGLE MEET &
GOOGLE TECHNOLOGY



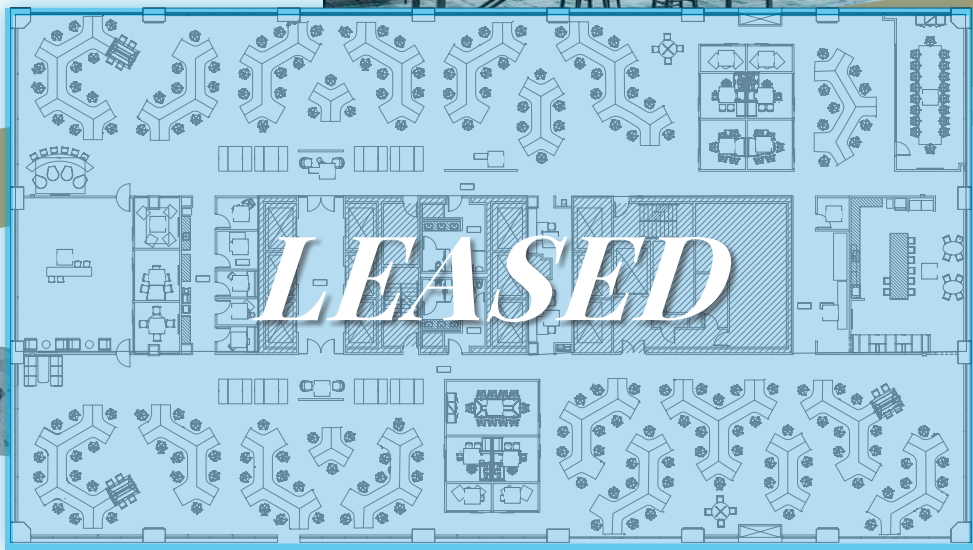
Floor 3

23,773 SF





Floor 4
23,773 SF



Floor 5
23,773 SF



Floor 7

23,773 SF



CLICK HERE TO TAKE
A VIRTUAL TOUR

[HTTPS://TOURS.VIRTUANCE.COM/1756598?IDX=1](https://tours.virtuance.com/1756598?IDX=1)



Term

Through 10/31/2027;
will consider short or long term leases



Lease Rate

Negotiable

2022 Op. Ex.

\$14.57/SF Estimated



Furniture

All furniture is negotiable



Parking

Reserved Spaces @ \$240.00/mo;
295 Covered Spaces @ \$175.00/mo;
1.00/1,000 SF

Building Highlights

- Recently renovated lobby
- Outstanding views of Downtown Denver & the Rocky Mountains
- Retail banking on-site
- French 75, a restaurant by Bonanno Concepts
- LEED Existing Building Gold Certified



Location Spotlight

- 3 blocks from Colorado Convention Center
- Minutes to Pepsi Center & Coors Field
- Central to many high end retail & restaurant amenities
- One block from 16th Street Mall

Amenities

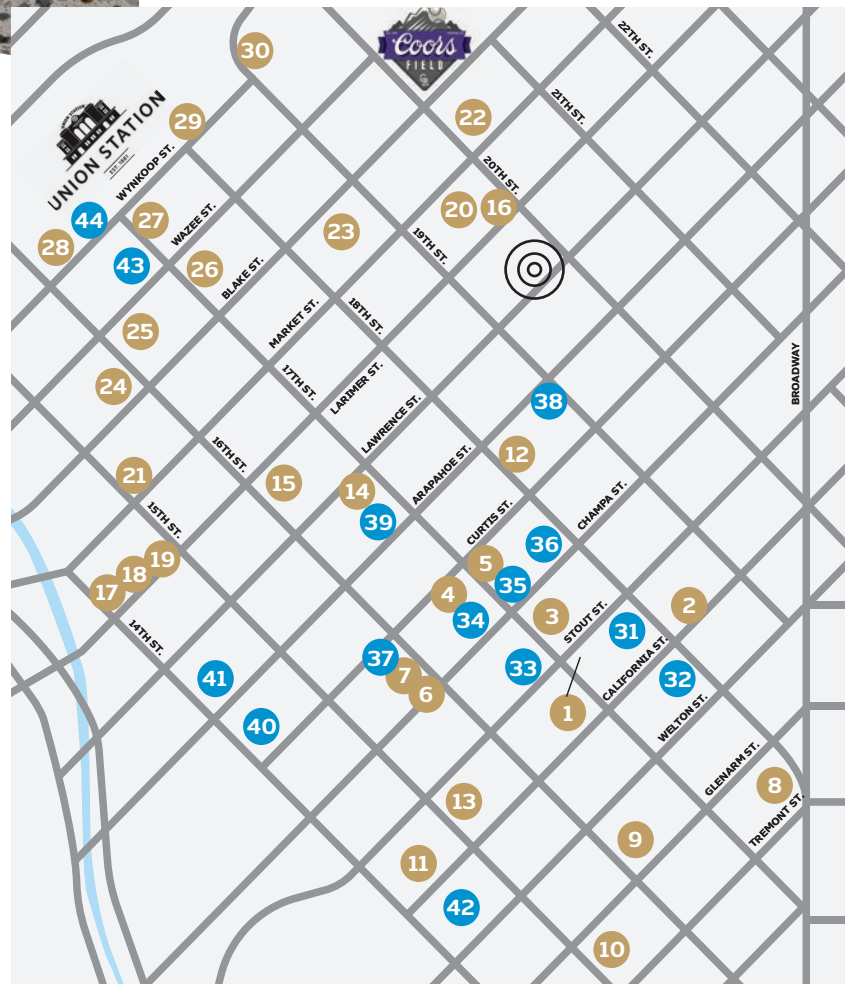
RESTAURANTS & BARS

1. French 75
2. Guard and Grace
3. The Broker
4. Range
5. Panzano
6. Modern Market
7. Rialto Cafe
8. La Loma
9. Rialto Cafe
10. Maggiano's Little Italy
11. Bubba Gump Shrimp Co.
12. Syrup
13. Sam's No. 3
14. The Palm
15. The Cheesecake Factory
16. Lodo's Bar & Grill
17. Euclid Hall Bar & Kitchen
18. Rioja
19. Ocean Prime
20. Brothers Bar & Grill
21. P.F. Chang's
22. ViewHouse Eatery, Bar
23. Vesta Dipping Grill
24. ChoLon Modern Asian Bristo
25. Urban Farmer
26. Jax Fish House & Oyster Bar
27. Mangiamo Pronto
28. Union Station Restaurants: Acme Delicatessen

- Hopdoddy Burger Bar
- Mercantile
- Milkbox Ice Creamery
- Next Door
- Pigtrain Coffee
- Snooze
- Stoic & Genuine
- Terminal Bar
- The Cooper Lounge
- Thirsty Lion Gastropub
- Zoe Ma MA
- 29. Rodizio Grill
- 30. Denver ChopHouse & Brewery

HOSPITALITY & RETAIL

31. Hilton City Center
32. Grand Hyatt
33. Magnolia Hotel
34. Renaissance Denver
35. Kimpton Hotel Monaco
36. Residence Inn
37. Courtyard
38. The Ritz-Carlton
39. Westin
40. The Curtis
41. Four Seasons Hotel
42. Hyatt Regency
43. The Oxford Hotel
44. The Crawford Hotel



COLLIERS | DENVER

4643 South Ulster Street | Suite 1000 | Denver, CO 80237 | +1 303 745 5800 | fax +1 303 745 5888

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