

S U B L E A S E
A V A I L A B L E I M M E D I A T E L Y

1225

SEVENTEENTH

CBRE



PLUG & PLAY SUBLEASE

32,563 SF

Partial 14th Floor & entire 15th floor

Term through 1/31/2027

Furniture Included

\$30.00 NNN

PARKING RATIO

Fully covered 1.08/1,000 SF

ONSITE AMENITIES

Ink! Coffee

Heidi's Brooklyn Deli

Russell's Convenience

Landscaped outdoor plaza

24/7 security and daytime concierge

Conference training center

Fitness center with new showers and lockers

Dry cleaning and shoe shining services

Outdoor lounge

1225

SEVENTEENTH



12/25

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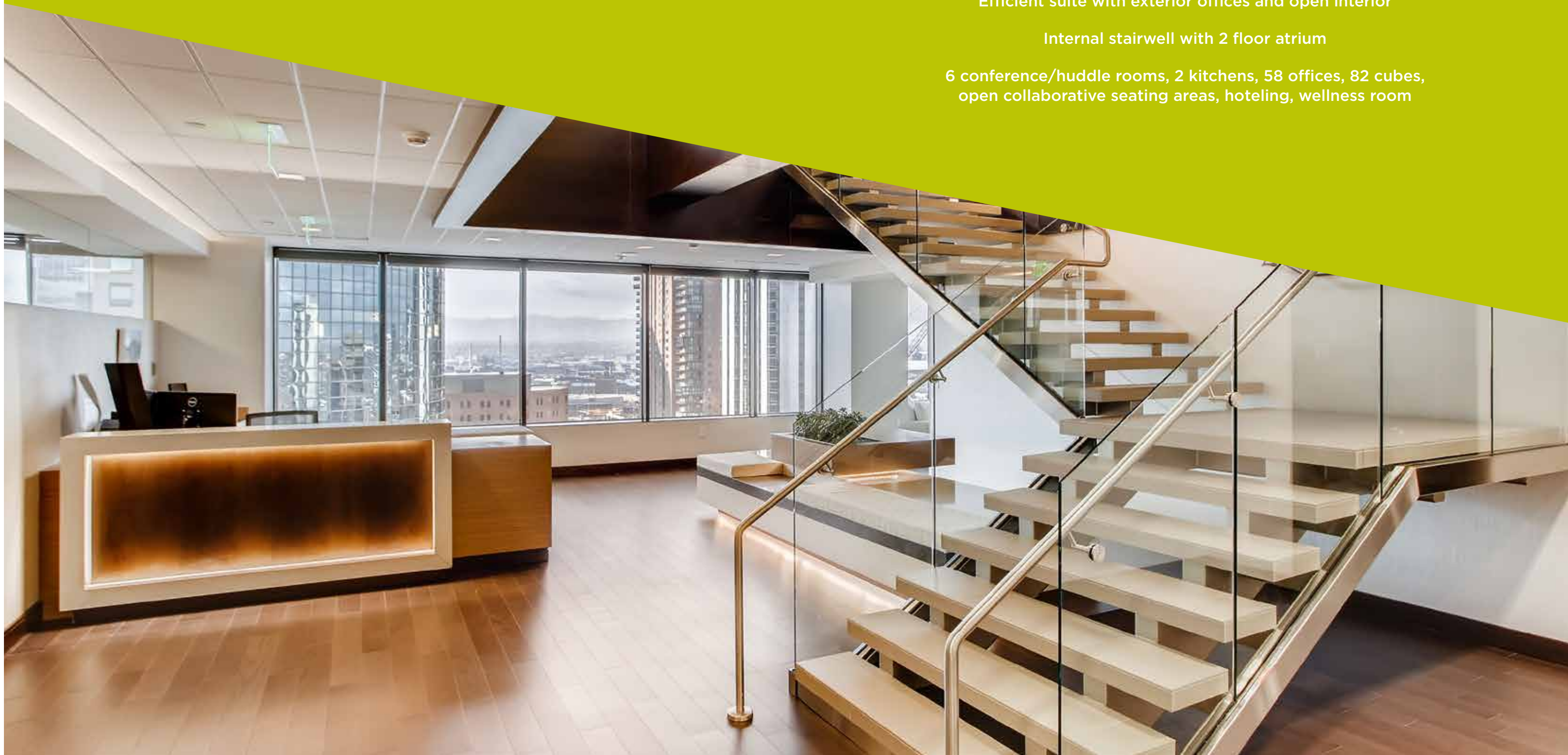
PARTIAL & FULL FLOOR SUBLEASE

HIGH END FURNITURE INCLUDED

Efficient suite with exterior offices and open interior

Internal stairwell with 2 floor atrium

6 conference/huddle rooms, 2 kitchens, 58 offices, 82 cubes,
open collaborative seating areas, hoteling, wellness room



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EASILY ACCESSIBLE FROM
ALL OF METRO DENVER



DIA
40 min via car / 37 min via train



UNION STATION
4 blocks / Light Rail & Bus Service



16TH STREET MALL
1/2 block from the 16th St. Mall Shuttle /
providing easy access to CBD & LoDo



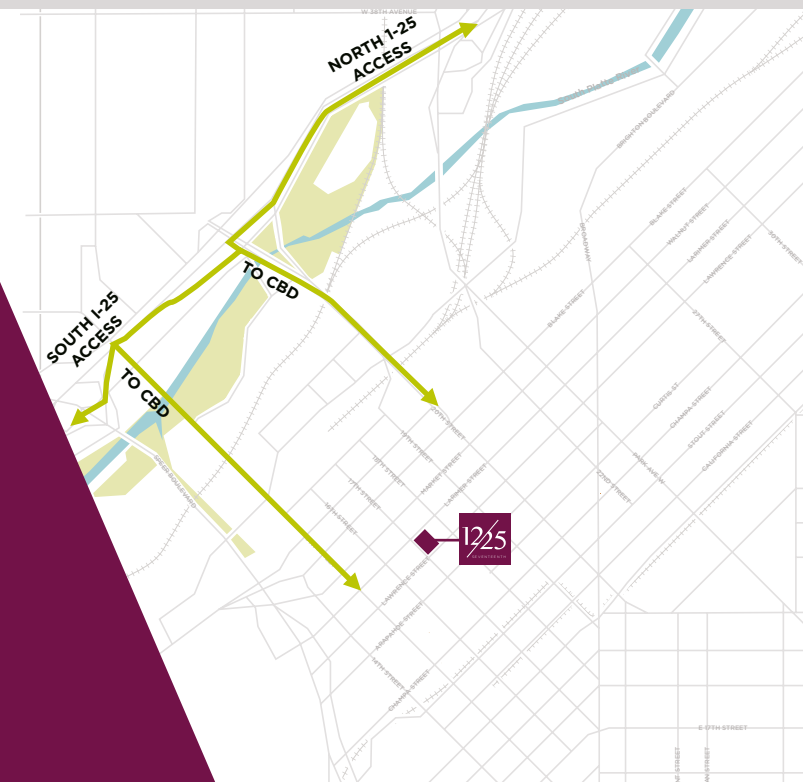
DINING
Immediate access to over 150
restaurants, hotels and other amenities



ENTERTAINMENT
Easy walking distance to Coors Field
& The Pepsi Center



RESIDENTIAL
Over 5,000 multi-family units
in the area



AMENITIES

- 1 Thirsty Lion
- 2 Morton's Steakhouse
- 3 Wynkoop Brewing
- 4 Mangiamo Pronto
- 5 McCormick's Fish House & Bar
- 6 Jax
- 7 Illegal Pete's
- 8 Cholon
- 9 Chipotle Noodles & Company
- 10 SliceWorks Southern Hospitality Bar
- 11 STK Panera Bread Garbanza Mediterranean Grill
- 12 The Delectable Egg Oskar Blues Brewery
- 13 Cafe Pure
- 14 Erbert And Gerbert's
- 15 Ocean Prime Osteria Marco Rioja
- 16 Smashburger Cheesecake Factory Mellow Mushroom
- 17 Green Russell Milk & Honey Tom's Urban The Capital Grille
- 18 Palm Restaurant
- 19 Corner Bakery
- 20 Illegal Burger
- 21 Tokyo Joe's Woody Creek Bakery & Cafe Rock Bottom Restaurant
- 22 Etai's Bakery Cafe Thrive360 Eatery
- 23 Starbucks
- 24 ink! coffee Heidi's
- 25 Lodo's Bar and Grill
- 26 The Tavern
- 27 Vesta Pony Up



PERIMETER OFFICES WITH
HIGH-END FURNITURE & GREAT VIEWS



MOVE-IN READY SPACE WITH PRIVATE
ELEVATOR LOBBY



COLLABORATIVE MEETING AREAS

COMMUNITY BREAK ROOM &
EXECUTIVE KITCHEN



UNIQUE DESIGN FEATURES



IMPRESSIVE RECEPTION & CONFERENCE ROOM



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SUBLEASE FLOORPLANS

14th & 15th floor sublease. Term through 7/31/2027

32,563 RSF

\$30.00 NNN

High-end furniture included

Full 15th floor & partial 14th floor sublease available immediately

Efficient open area with collaboration spaces and perimeter offices

58 offices

82 cubes

6 conference/huddle rooms

2 kitchens

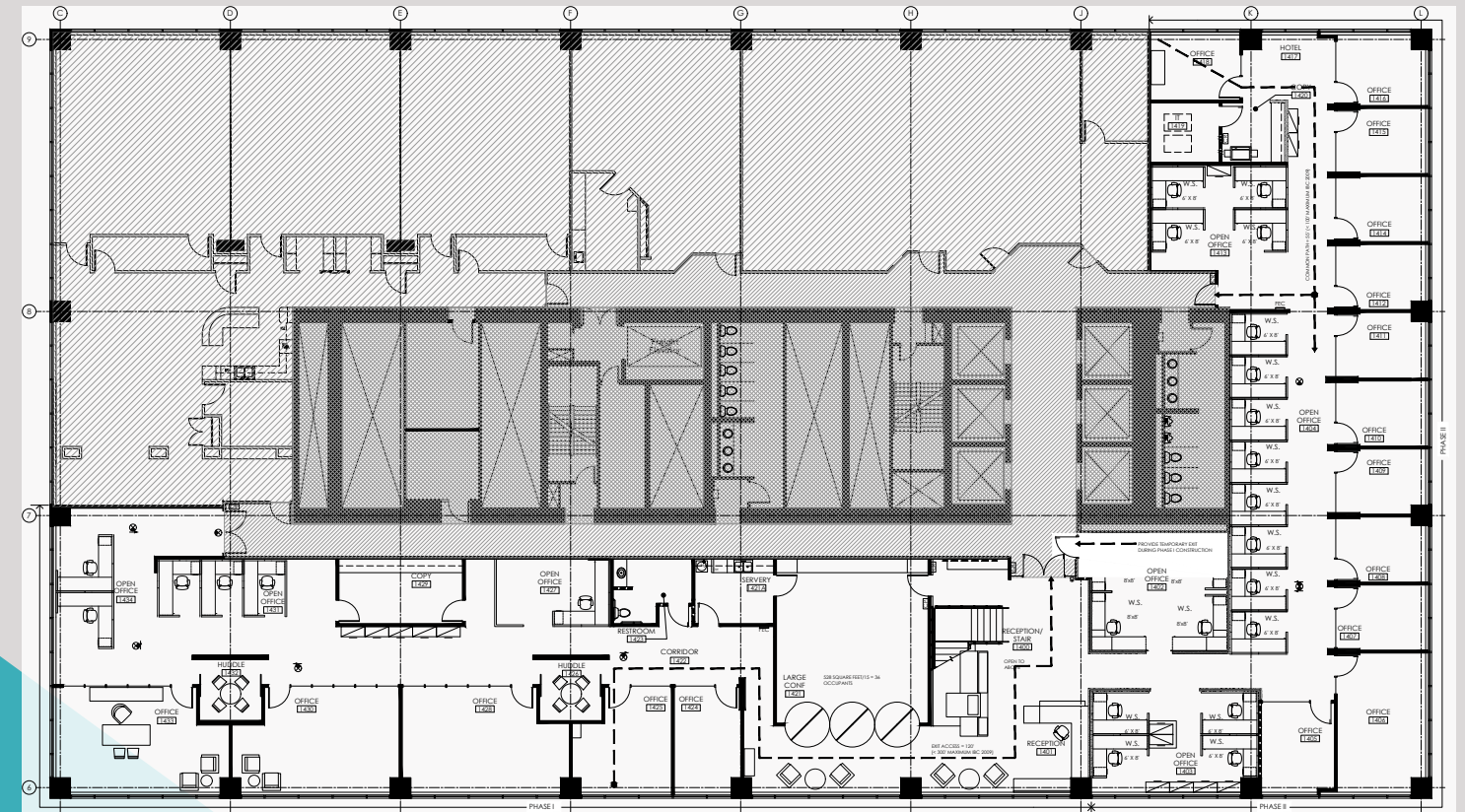
6 collaborative areas

Hoteling

IT, Copy/Print, ADA Restroom, Wellness Room & Storage

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14th FLOOR PLAN

11,963 RSF



15th FLOOR PLAN

20,600 RSF

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