

OFFICE SPACE FOR SUBLEASE

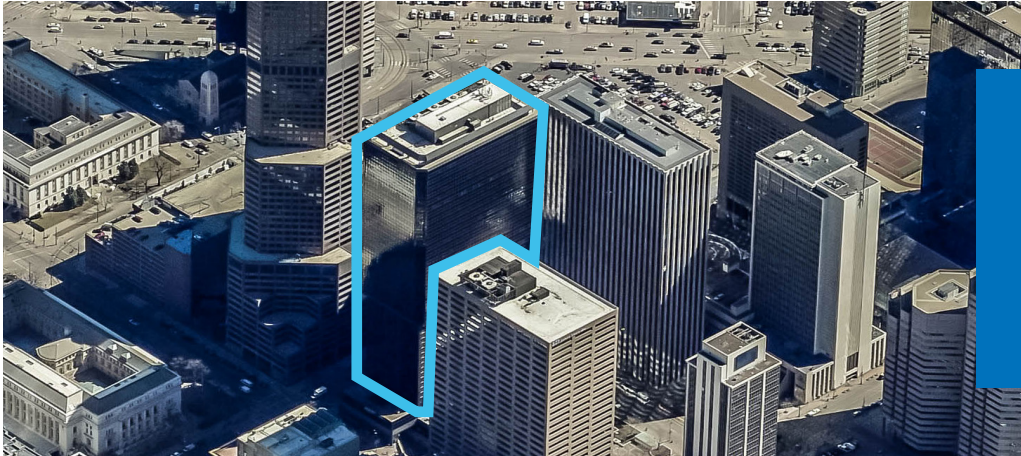
# DENVER CITY CENTER

707 17th Street  
Denver, CO 80202



TRANSWESTERN

REAL ESTATE  
SERVICES



25,034 SF TO  
75,176 SF  
AVAILABLE!

3 FULL FLOORS

## AVAILABILITIES

### 26th Floor

25,071 SF

### 27th Floor

25,034 SF

### 28th Floor

25,071 SF

### Total Size

75,176 SF

### Possession

Immediate

### Rent

\$19.75/SF FSG

### Term

Thru November 30, 2024

### Parking

1/1,000 SF

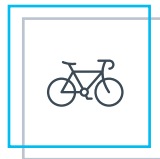
### Features

- New finishes throughout space
- Central CBD location with astounding downtown views

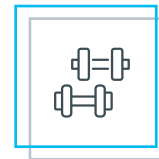
## BUILDING AMENITIES



New 100-person  
conference room



Bike storage  
with lockers



Fitness center  
with new Life  
Fitness cardio  
& strength  
equipment

## LEASING INFORMATION

**Cheryl  
Casserly**

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**Karen  
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5251 DTC Parkway | Suite 1100  
Greenwood Village, CO 80111  
T 303.639.3000 [www.transwestern.com](http://www.transwestern.com)

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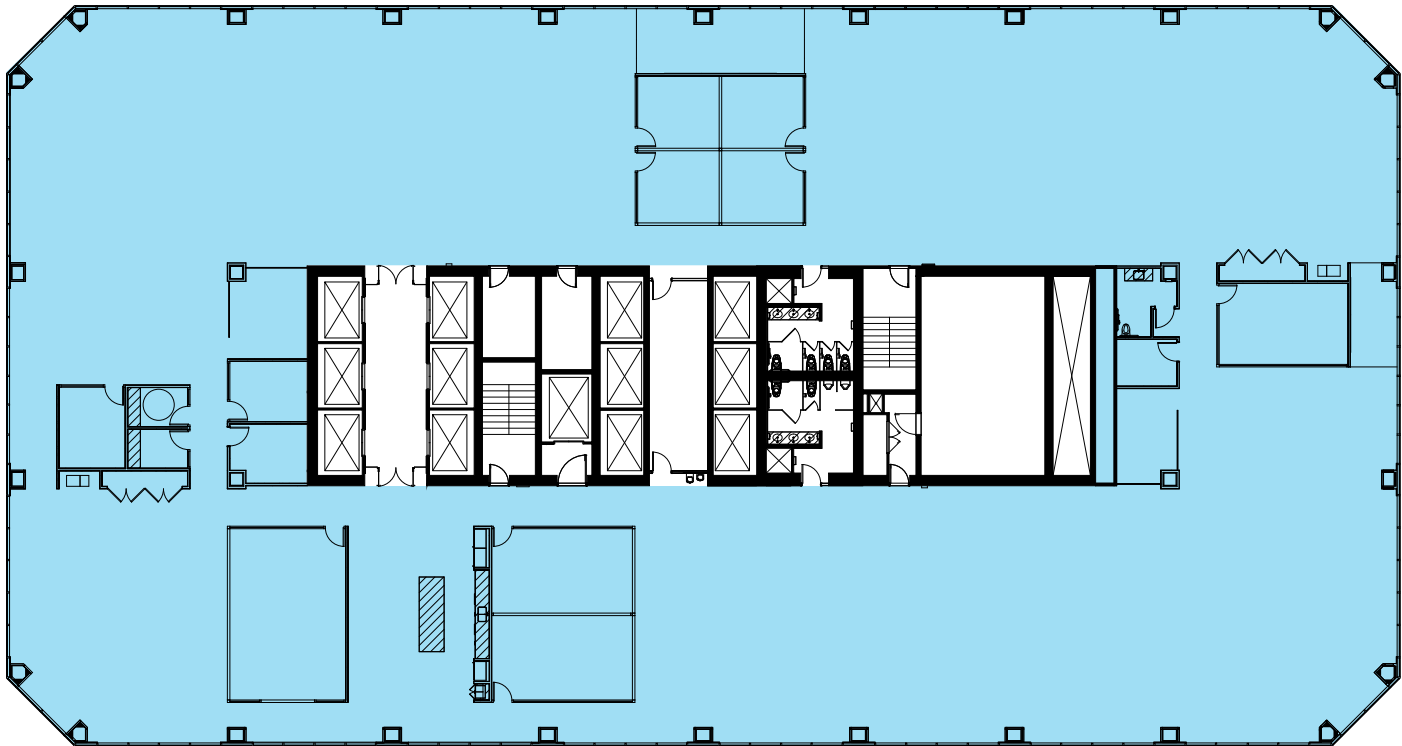
TRANSWESTERN

REAL ESTATE  
SERVICES

26TH FLOOR

25,071 SF

8 conference rooms, 10 offices, 2 phone rooms,  
1 work room, kitchen/break room, pantry



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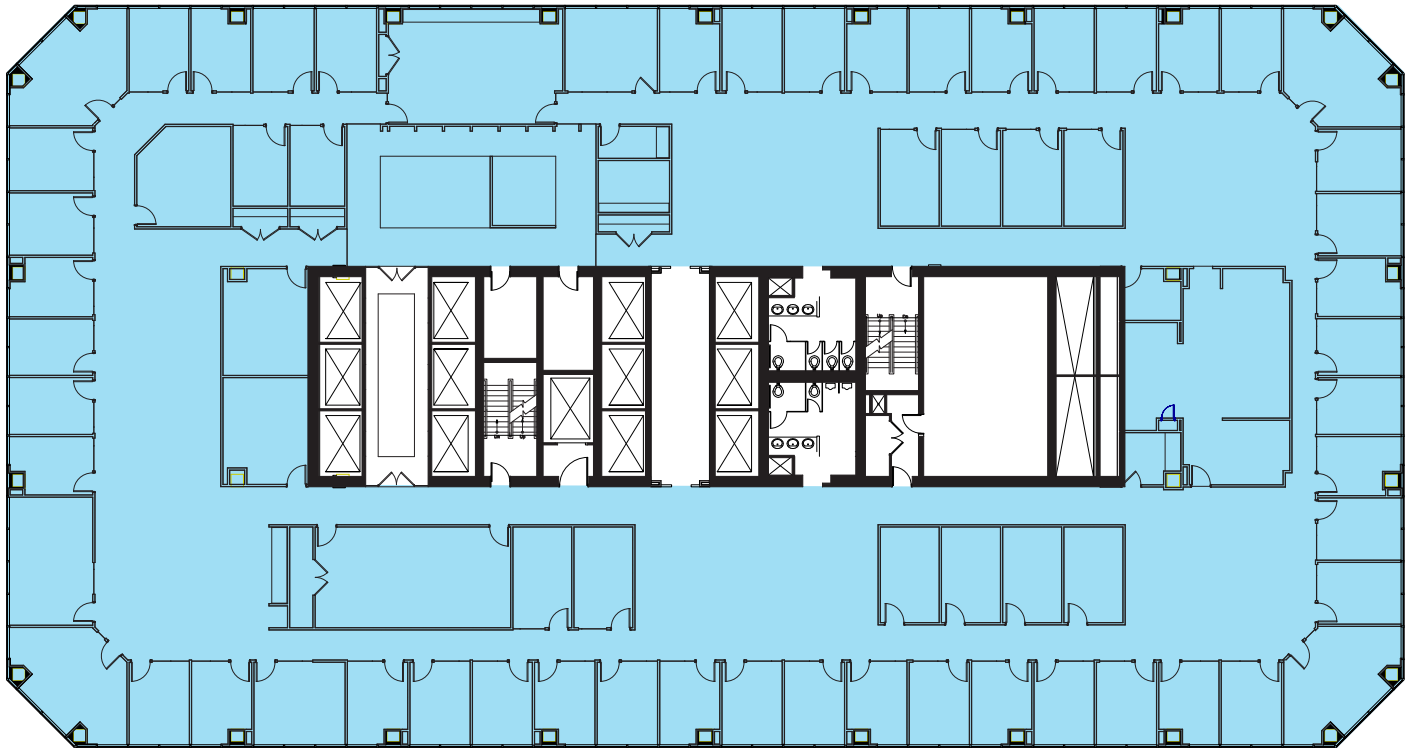
TRANSWESTERN

REAL ESTATE  
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27TH FLOOR

25,034 SF

65 offices, 3 conference/huddle rooms, 2 phone rooms,  
kitchen/break room, wellness room



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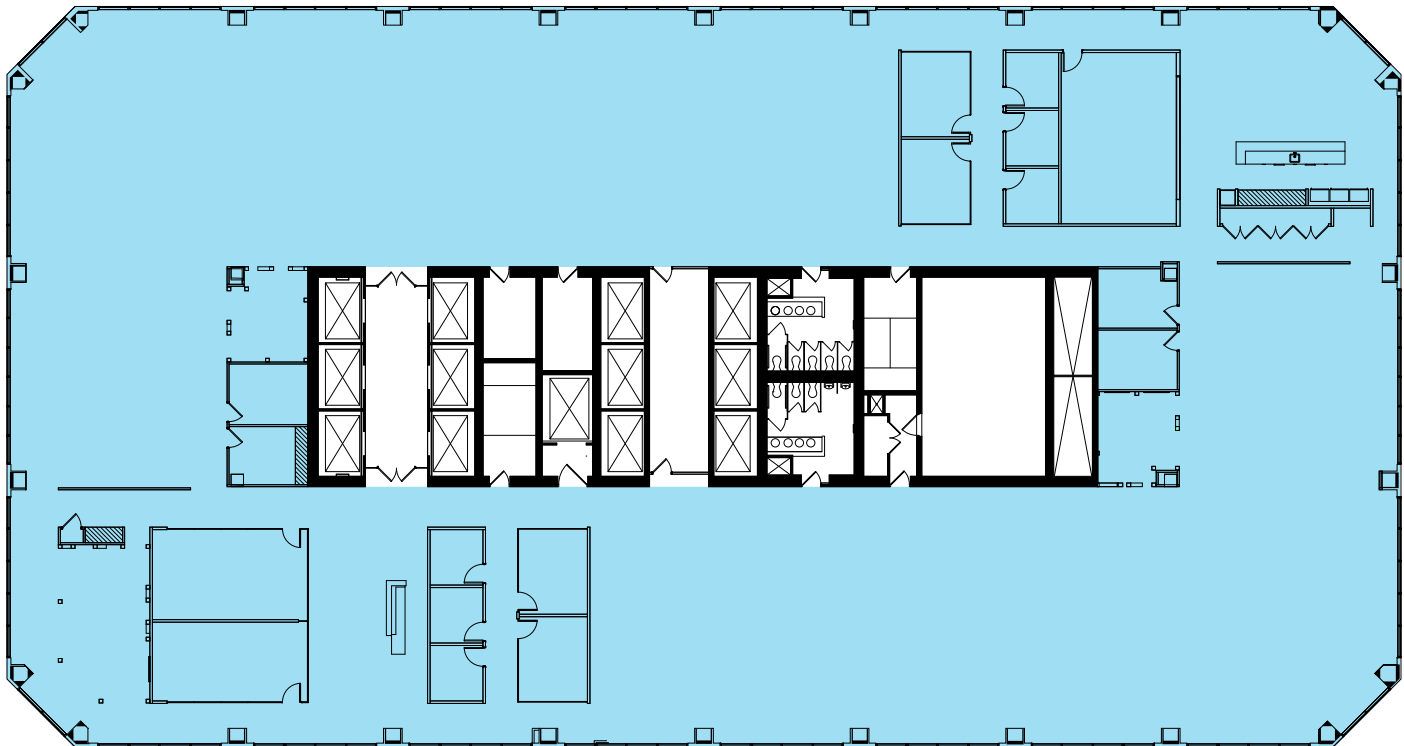
TRANSWESTERN

REAL ESTATE  
SERVICES

28TH FLOOR

25,071 SF

12 huddle rooms, open floorplan, 3 conference rooms,  
kitchen/break room, pantry, wellness room



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