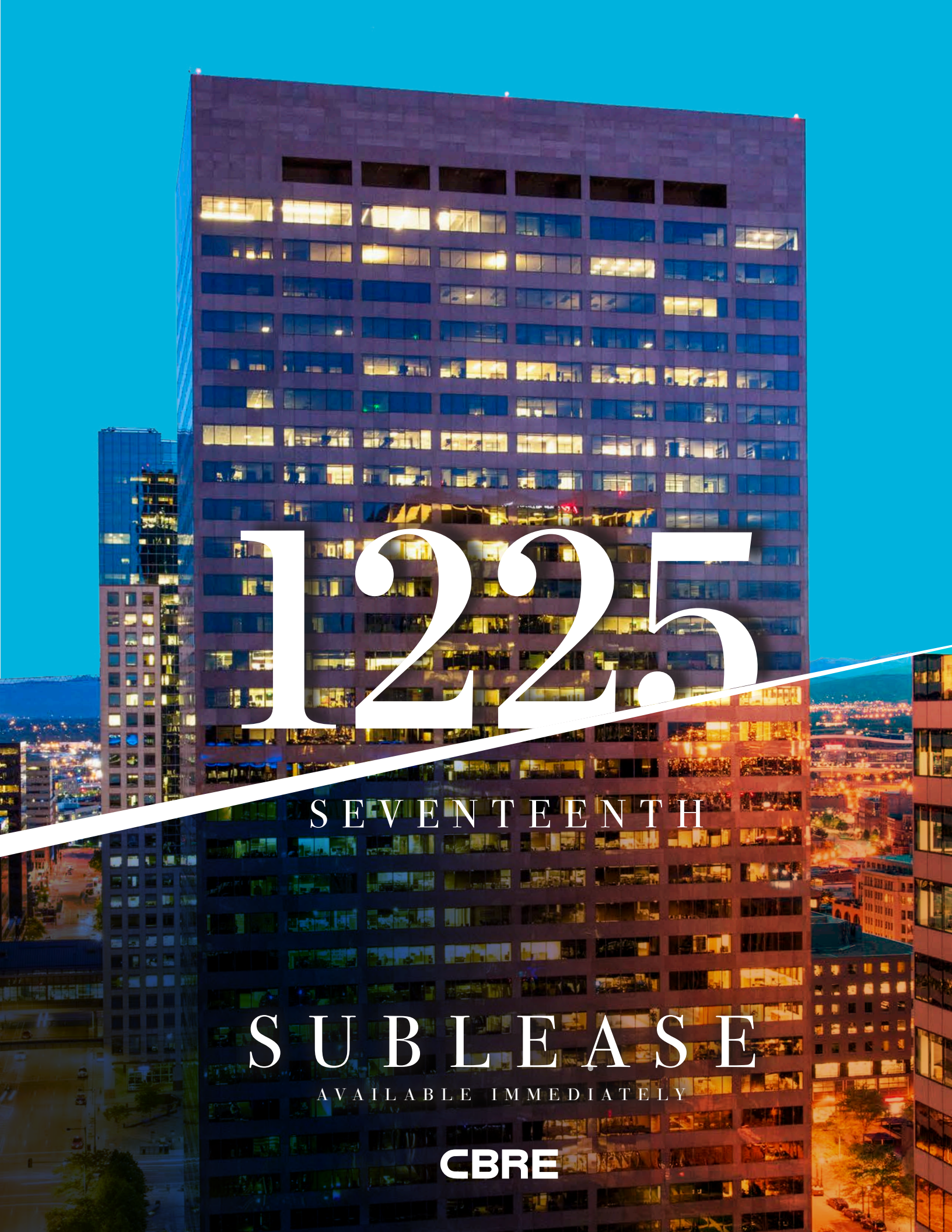




1225

SEVENTEENTH

SUBLEASE

AVAILABLE IMMEDIATELY

CBRE



1225

SEVENTEENTH

BUILDING INFORMATION

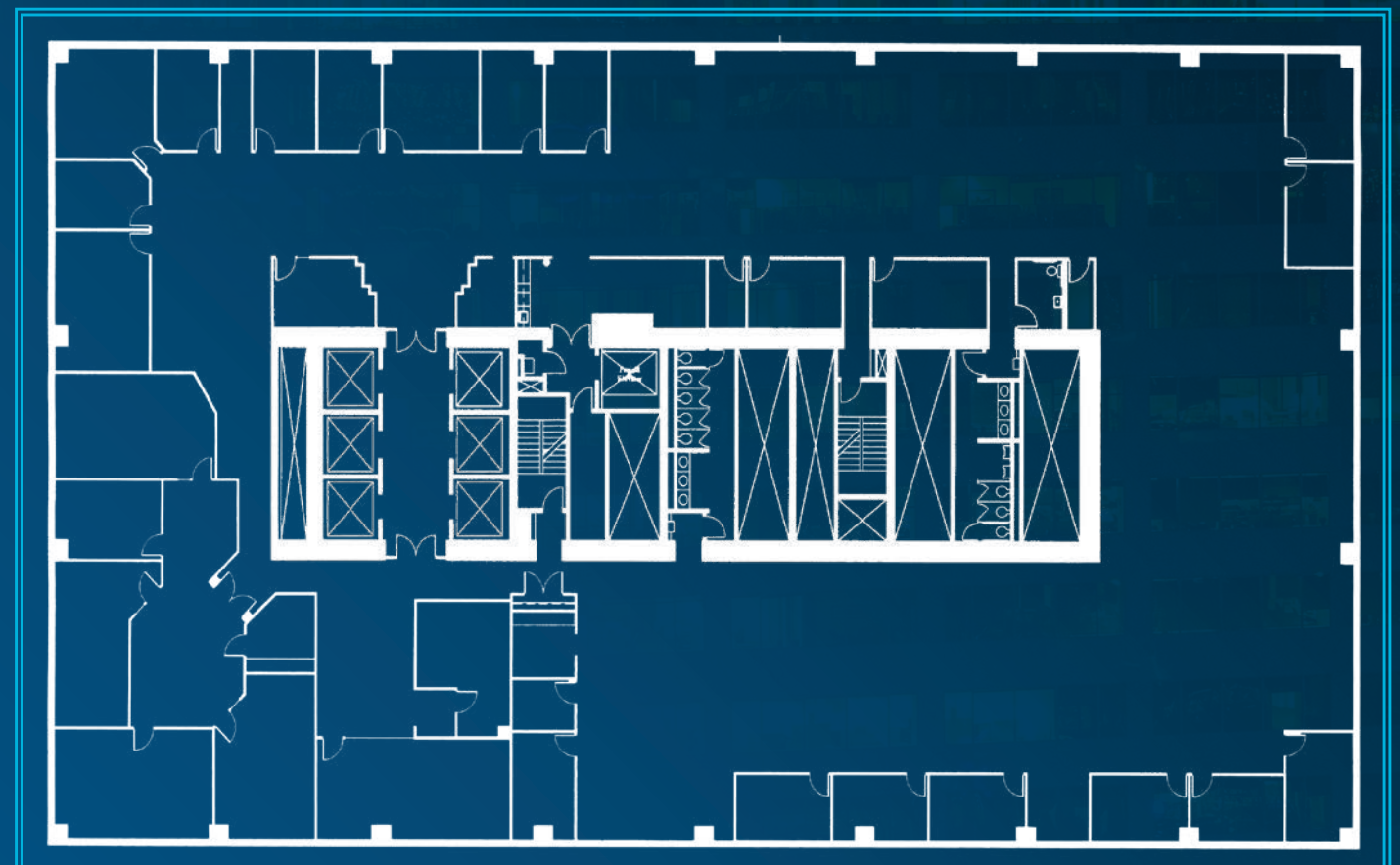
- 2 on-site restaurants
- Fitness center
- Easily accessible from all of metro Denver
- Incredible downtown and mountain views
- Parking ratio: 1.08 / 1,000 SF

SUBLEASE INFORMATION

- 12th floor sublease. Term through 8/31/2018
- 20,752 RSF (non-divisible)
- \$20.00-\$22.00/SF full service
- Full floor sublease available immediately
- Combination of perimeter office and open area, as-is deal
- Efficient open area ideal for any layout
- 21 huddle rooms/offices
- 5 large conference rooms
- Break area
- Storage / IT rooms

FLOOR PLAN

- 20,752 RSF (non-divisible)



UNION STATION



3-minute walk
via 17th St.

WYNKOOP
BIG-WING COMPANY
DENVER, CO

THE 9th DOOR

the tavern

LODO'S
BAR-B-Q

Vesta
DENVER, CO

mangiamo
ERONTA
CAFFE BAR RESTORANTE

Jax
FISH HOUSE & OYSTON BAR

MORTON'S
THE STEAKHOUSE

MCCORMICK'S
FISH HOUSE & BAR

SLICEWORKS
THE SOUTHERN ITALIAN
HOSPITALITY

1225
SEVENTEENTH

Thirsty Lion
PUB & GRILL

Cholon

illegal pet's

The Delectable Egg
Wings & More

café pure

ink COFFEE
HEIDI'S

CHIPOTLE
MEXICAN GRILL
noodles
company

ERBERT
AND
ERBERT'S
FARMHOUSE TAVERN

STARBUCKS

etai's
thrive360
EATERY

OCEAN PRIME
FISH - STEAKS - COCKTAILS
STERIA MARCO
rioja

STK
Panera
BREAD®
Garbanzo

smashburger
The Cheesecake Factory
mellow MUSHROOM

Palm
RESTAURANT

THE DAY
corner
bakery
CAFE

GREEN RUSSELL
Milk & Honey
toms urban
MEET, EAT & DRINK
THE CAPITAL
GRILL & STEAK

WILLIE G'S SEAFOOD & STEAKS

Tokyo
JOE'S
Woody Creek
BAKERY & CAFE
ROCK-BOTTOM
BREWERY

CONTACTS

ALLISON BERRY
+1 303 628 7456
allison.berry@cbre.com

CHRIS PHENICIE
+1 303 628 7411
chris.phenicie@cbre.com

HILARY BARNETT
+1 303 628 1764
hilary.barnett@cbre.com

CBRE 1225 17TH STREET, SUITE 3200 | DENVER, CO 80202 | T: +1 303 628 1700

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