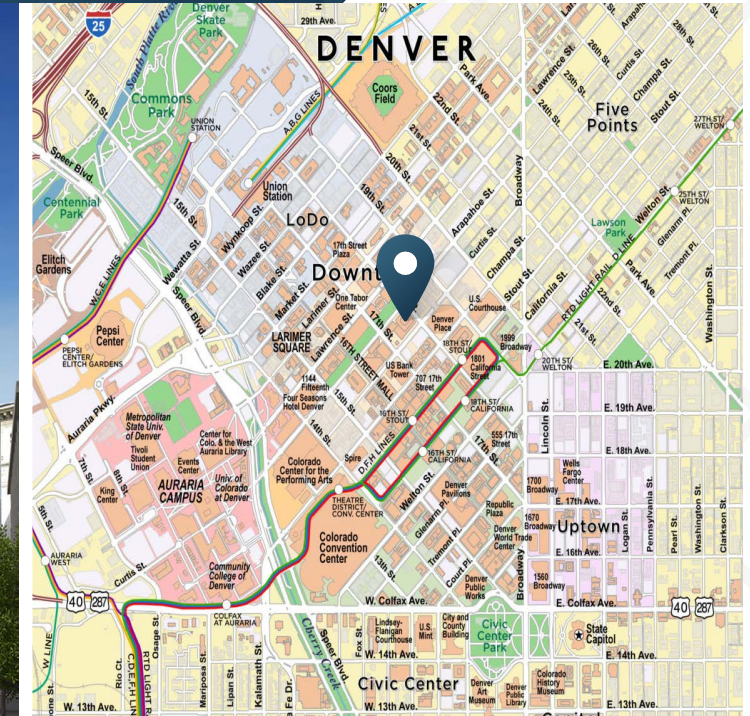


# The Quincy

1776 Curtis St, | Denver, CO 80202



**FOR LEASE**



## AVAILABLE

UNIT 1: 904 SF

## RATE

Contact Broker

## TRIPLE NET

\$11.00/SF

## ABOUT THE PROPERTY

- A mixed-use development incorporating 17th Street Office Tower, Residential Tower, Retail Space and Above-Grade, Covered Parking in one project with two architecturally and structurally distinct buildings.
- The Quincy: 360 apartments – approximately 95% leased
- The Prism: 100,000 SF Class A office – approximately 90% leased
- Parking: 534 parking space onsite | 90 short-term parking spaces for retail customers (+100 after 5:00 PM)

## CONVENTION CENTER

Year	# of Events	Total Attendance
2024	166	741,786
2025	181	700,800

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	51,280	241,046	485,950
Daytime Population	168,974	393,660	657,989
Avg. Household Income	\$131,759	\$128,593	\$126,733
Estimated Households	31,164	128,874	232,250

Year: 2023 | Source: Esri

## PEDESTRIAN COUNTS

16th St: se/o Welton St	29,657 PPD
16th St: se/o California St	27,029 PPD
15th St: se/o Champa St - nw/o	+/- 8,250 PPD

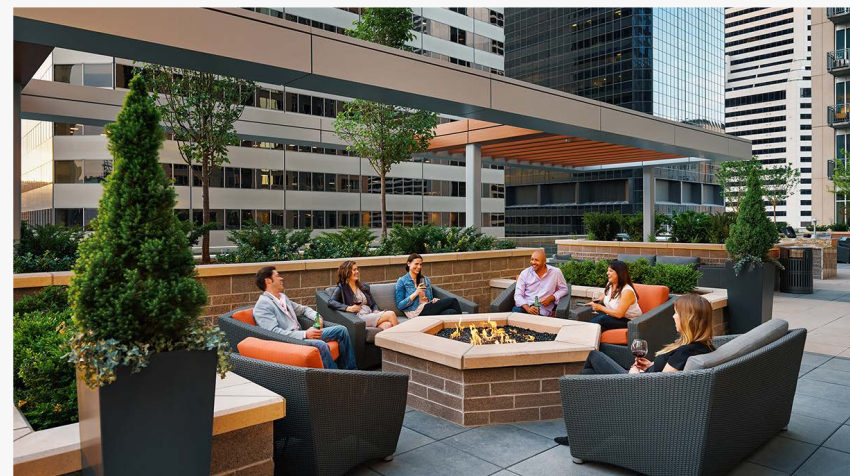
Year: 2019, 2020 | Source: Downtown Denver Partnership & Placer.ai

## CONTACT

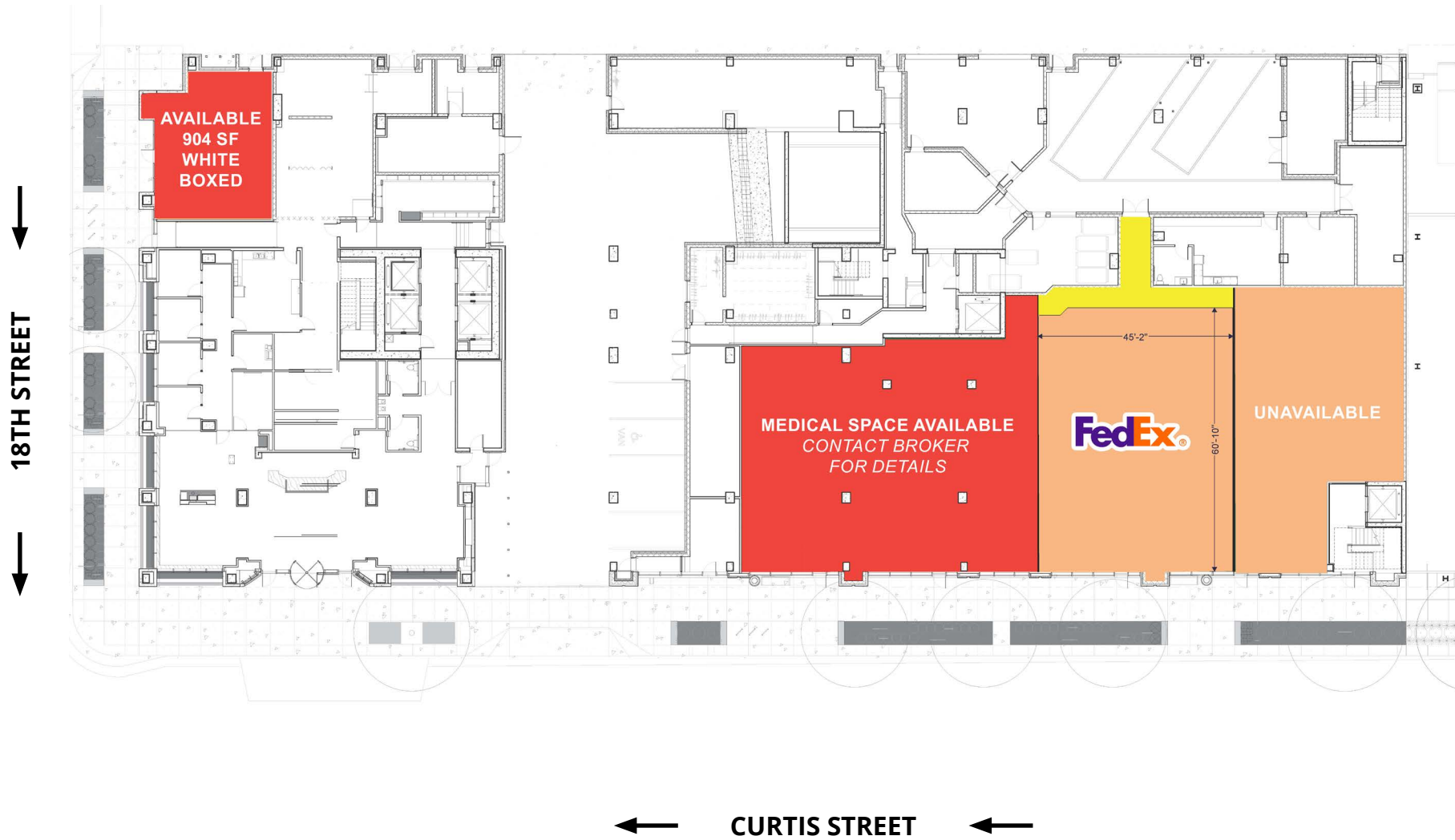
**Andrew Clemens** | 303.390.5230  
andrew.clemens@srsre.com

# The Quincy

1776 Curtis St. | Denver, CO 80202



## RETAIL SITE PLAN





**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Andrew Clemens**

303.390.5230  
andrew.clemens@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.