



**1660**  
**17<sup>TH</sup> STREET**

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**FOR SUBLEASE**

# LOCATION HIGHLIGHTS



Walkability



Connectability



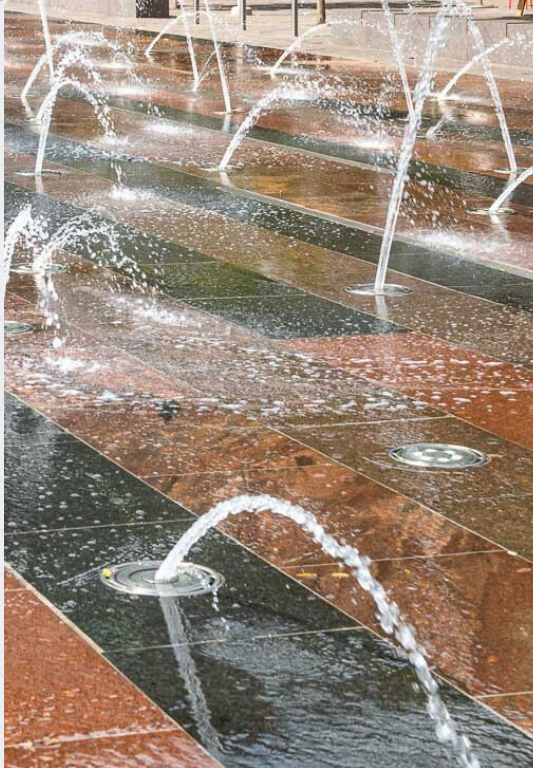
Restaurants



Retail Amenities



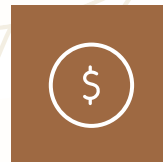
Trendy Area





# UNBELIEVABLE, UNMATCHED, UNION STATION!

Introducing this one-of-a-kind, patio level sublease across from Union Station! 1660 17th Street is perfectly located near numerous restaurants and retail destinations that are convenient and easy to access on foot. Whether you take the light rail or bus, your car, bike, or walk to work, this sublease is ideally located for everyone.



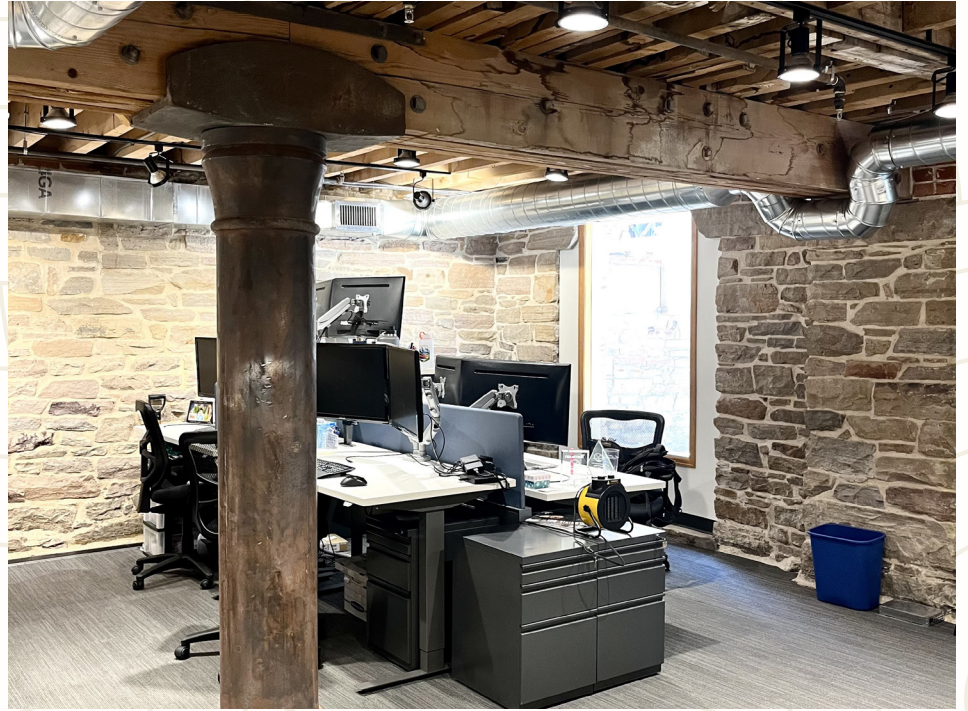
**Rate:**  
Negotiable



**Size:**  
3,563 SF + a patio!



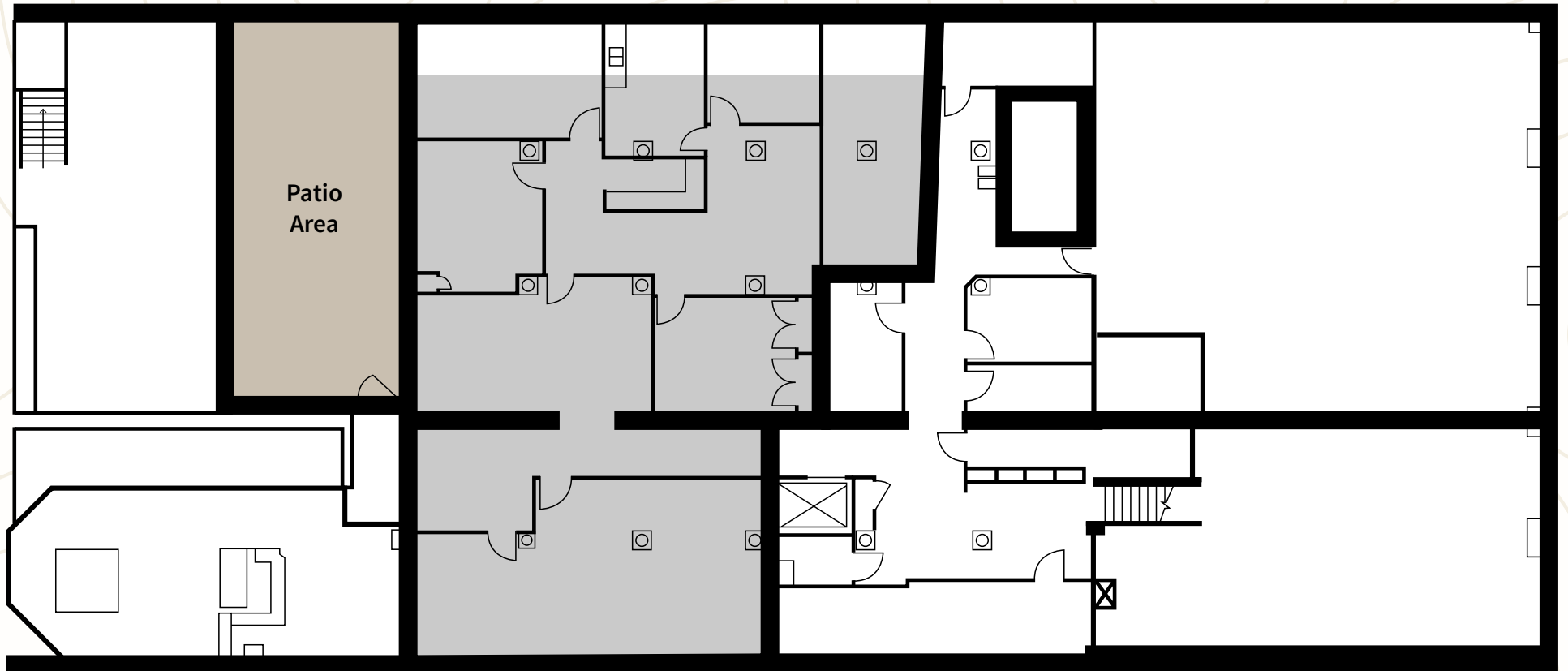
**Term:**  
Through  
December  
of 2026



# FLOOR PLAN

## Patio Level

3,563 SF



- 17 work stations/desks
- 3 private huddle rooms (1-2 chairs + table each)
- 2 conference rooms (one furnished with 10-seat conference table/chairs)
  - 1 community table in the break area
  - 1 privacy/nursing room
- 4 open tables/chairs in open gathering areas

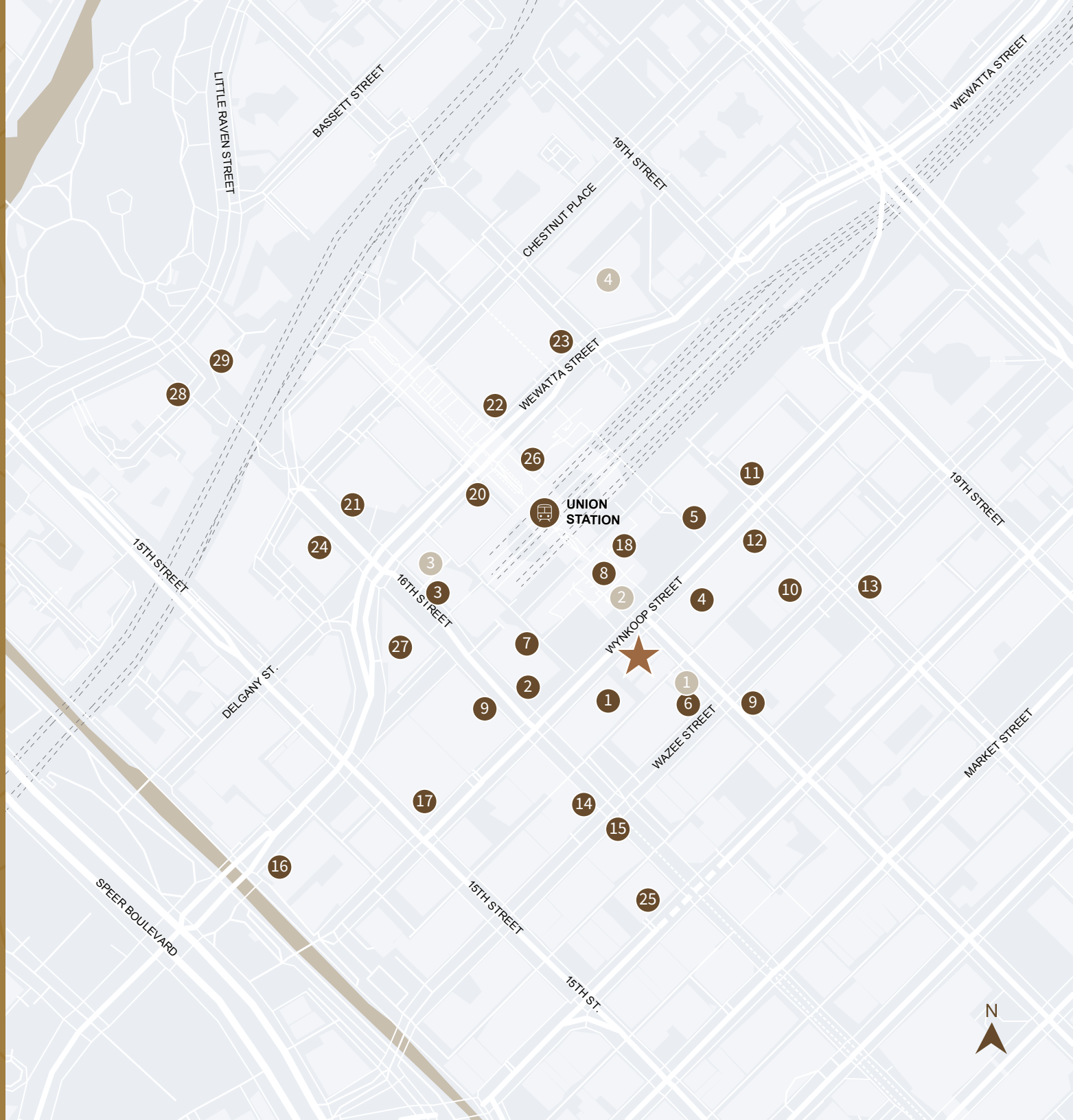
# AREA AMENITIES

## Restaurants and Retail ●

1. The Wild
2. Thirsty Lion
3. Tavernetta
4. JINYA Ramen Bar
5. Hopdoddy
6. Urban Farmer
7. Zoe Ma Ma
8. Stoic and Geniune
9. My Favorite Muffin
10. Rio Grande Mexican
11. Rodizio Grill Brazilian Steakhouse
12. Wynkoop Brewing
13. Milk Market
14. Illegal Pete's
15. The Kitchen American Bistro
16. CooHills
17. Fogo de Chão Brazilian Steakhouse
18. Snooze
19. Jax Fish House & Oyster Bar
20. Tupelo Honey Southern Kitchen & Bar
21. Flight Club Denver
22. Whole Foods Market
23. CVS Pharmacy
24. Starbucks
25. Little Owl
26. Kaffe Landskap
27. Capital One Café
28. Menya Ramen and Poke
29. Hello Darling

## Hotels ●

1. The Oxford
2. The Crawford
3. Limelight
4. Hotel Indigo





# 1660 17<sup>TH</sup> STREET

**For more information, please contact:**

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