



FOR SALE • ENTIRE TOP FLOOR

1660 17th Street

Suites 400 + 450

Denver, CO 80202

COMBINED SIZE

10,482 RSF

FLOOR

Entire 4th Level — Top Floor

COMBINED ASKING PRICE

\$4,297,000

BLENDED PRICE PER SF

~\$410 / SF

DAVID FOLEY • MAKERS COMMERCIAL

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Suite 400 — corner office with direct Denver Union Station views

Need more space? Own the entire top floor.



Suite 400 — Open Lounge, 18–20 Ft Exposed Timber Beam Ceilings

10,482 RSF — One Buyer, One Floor

Combine Suites 400 and 450 into a single full-floor acquisition. Suited to a firm of roughly 40–70 people, or an owner who occupies one suite and leases the other for income.

Two Suites, Two Personalities

Suite 400 is the showpiece: turn-key, 18–20 ft ceilings, surround sound, podcasting studio, all-glass offices. Suite 450 is the workhorse: 9+ private offices, two conference rooms, formal reception.

Occupy One, Lease the Other

Move into Suite 400 today and lease Suite 450 for income — then expand into the full floor as your team grows. No landlord negotiation, no relocation, no disruption.

Top-Floor Exclusivity in LoDo

Full-floor character offices with direct Union Station views rarely trade in LoDo. Owning the entire top level means privacy, presence, and total control of your space.



PROPERTY OVERVIEW

Suites 400 + 450 · Entire Top Floor · 1660 17th Street, Denver CO 80202



Union Station — directly across 17th Street



SUITE 400 — TURN-KEY

Size	5,214 RSF
Asking Price	\$2,216,000 (\$425/SF)
Annual Taxes	~\$34,900/yr
HOA Dues (Est.)	~\$3,870/mo

KEY FEATURES

- ✦ 18-20 Ft Exposed Timber Ceilings
- ✦ Surround Sound Throughout
- ✦ Podcasting Studio
- ✦ All-Glass Private Offices
- ✦ Open Lounge + Conference Room
- ✦ Direct Union Station Views

SUITE 450 — MOVE-IN READY

Size	5,268 RSF
Asking Price	\$2,081,000 (\$395/SF)
Annual Taxes	~\$35,100/yr
HOA Dues (Est.)	~\$3,909/mo

KEY FEATURES

- ✦ 9+ Private Offices
- ✦ Two Conference Rooms
- ✦ Formal Reception Area
- ✦ Full Kitchen / Break Room
- ✦ Former Attorney's Suite
- ✦ Traditional Professional Layout

COMBINED: 10,482 RSF · Entire Top Floor · \$4,297,000 · ~\$410/SF Blended

Available individually or together · Owner/User sale · Both suites vacant at closing



FLOOR PLAN

Entire 4th Floor · Suites 400 + 450 · 10,482 RSF

1660 17TH STREET · ENTIRE 4TH FLOOR

Suites 400 + 450 · Previously operated as a single office use



ENTIRE 4TH FLOOR: 14 PRIVATE OFFICES · CONFERENCE ROOM · PROJECT STUDIO · KITCHEN + BREAK + DINING · OPEN PLAN WORK AREA

Reception & waiting · Copy/print · Vault room · IT · Shared elevator lobby, restrooms & stairs. Not to scale.

THE FULL FLOOR

14 Private Offices

1 Conference Room

1 Project Studio

1 Kitchen + Break + Dining

1 Open Plan Work Area

— Reception, Copy/Print, Vault, IT

The two suites adjoin along a shared demising wall and together occupy the entire top floor.

Full architect's drawings on request.

SUITE 400 • TURN-KEY • 18-20 FT CEILINGS • SURROUND SOUND • PODCASTING STUDIO

SUITE 450 • MOVE-IN READY • 9+ PRIVATE OFFICES • TWO CONFERENCE ROOMS



Suite 400 — Open Lounge, Timber & Brick



Suite 400 — Conference Room



Suite 400 — All-Glass Private Offices



Suite 450 — Main Conference Room



Suite 450 — Corner Office



Suite 450 — Open Work Area

PRICING SUMMARY

Suites 400 + 450 · Individually or Combined

COMBINED PRICE

\$4,297,000

Both Suites — Entire Floor

TOTAL RSF

10,482

4th Level — Top Floor

BLENDED \$/SF

~\$410

per RSF

COMBINED HOA (EST.)

~\$7,779

per month

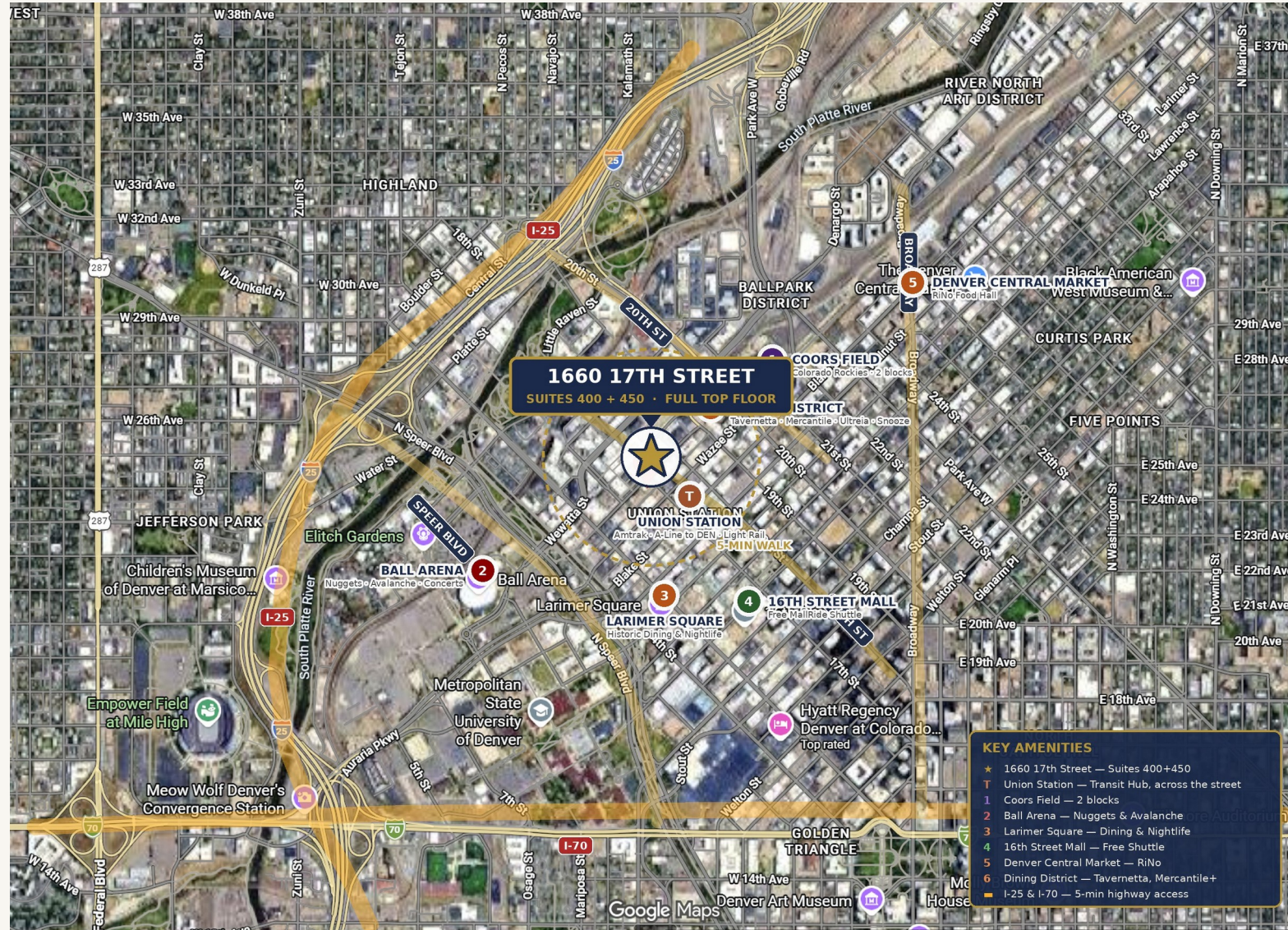
Suite-by-Suite Detail

	SUITE 400	SUITE 450	COMBINED
Rentable SF	5,214 RSF	5,268 RSF	10,482 RSF
Asking Price	\$2,216,000	\$2,081,000	\$4,297,000
Price Per SF	\$425/SF	\$395/SF	~\$410/SF blended
Est. Annual Property Tax	~\$34,900/yr	~\$35,100/yr	~\$70,000/yr
HOA Dues (Est.)	~\$3,870/mo	~\$3,909/mo	~\$7,779/mo
Condition	Turn-Key, High-End	Move-In Ready	Both Vacant at Closing

Property taxes estimated from owner-provided total of ~\$70,000/yr, allocated proportionally by RSF. HOA dues estimated per owner. Parking: street + adjacent garage (~\$200/mo/space). Buyers should verify all figures independently.



LOCATION • LODO & UNION STATION • KEY AMENITIES



★ 1660 17TH ST Union Station — across the street • Coors Field — 2 blocks • Dining District — 5-min walk • 16th St Mall — 3 blocks • Ball Arena — 4 blocks • I-25 — 5 min



READY TO TOUR?

Full floor. One conversation.

Suites 400 and 450 are available individually or as a combined 10,482 RSF full-floor acquisition.

 **VIRTUAL TOUR**

1660-17th.com • Full video walkthrough coming soon

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Information herein is from sources deemed reliable but not guaranteed. Buyers should conduct independent due diligence. Furniture negotiable and not represented as conveying.