

An aerial night photograph of the Independence Plaza building in Denver, Colorado. The building is a large, modern structure with a prominent triangular section. The surrounding area includes streets with cars, trees, and other buildings. The scene is illuminated by streetlights and building lights.

INDEPENDENCE — PLAZA —

RETAIL SPACE FOR LEASE

1050 17th Street | Denver, CO
www.1050seventeenth.com

IS IT *déjà brew* ALL OVER AGAIN?

We can see your coffee shop here.

INDEPENDENCE PLAZA is a 567,287 square foot, 25-story LEED Gold Certified Class A office tower in the heart Downtown Denver. It is prominently located on the bustling 16th Street Mall and offers convenient access to numerous nearby hotels, offices, apartments, and public transportation options, including RTD Bus & Light Rail.



ANNEX B

- Suite B180 - 733 RSF
- Suite B197 - 1,597 RSF
- Suite B198 - 1,315 RSF

MAIN TOWER

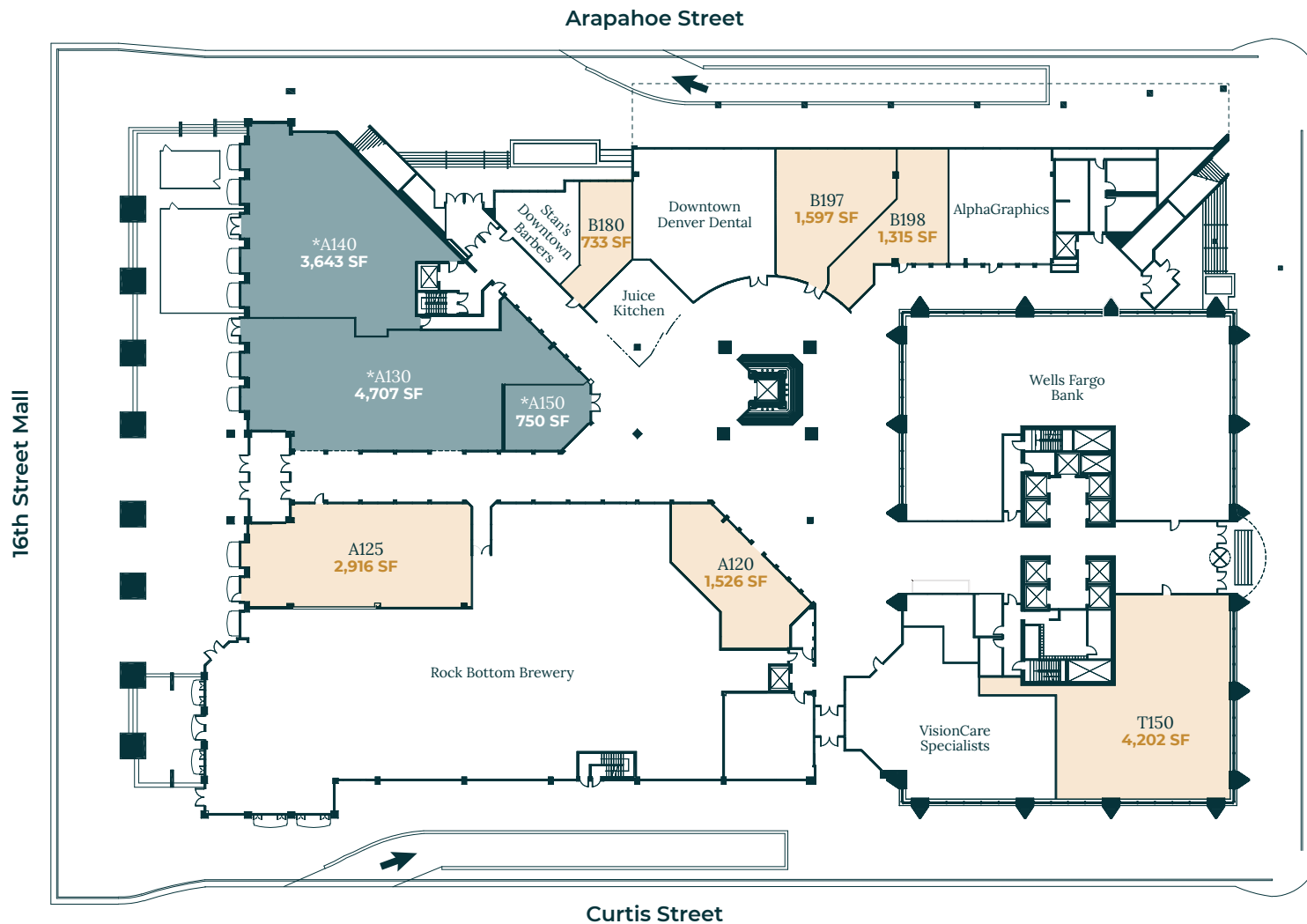
- Suite T150 - 4,202 RSF

ANNEX A

- Suite A120 - 1,526 RSF
- Suite A125 - 2,916 RSF
- Suite A130 - 4,707 RSF
- Suite A140 - 3,643 RSF
- Suite A150 - 750 RSF

pressed FOR SUCCESS

We can see your dry cleaners here.



A

CLASS

Gold

LEED
CERTIFICATION

2018

RENOVATED

567,287 SF

BUILDING SIZE

45,735 SF

ON-SITE RETAIL

1.00/1,000

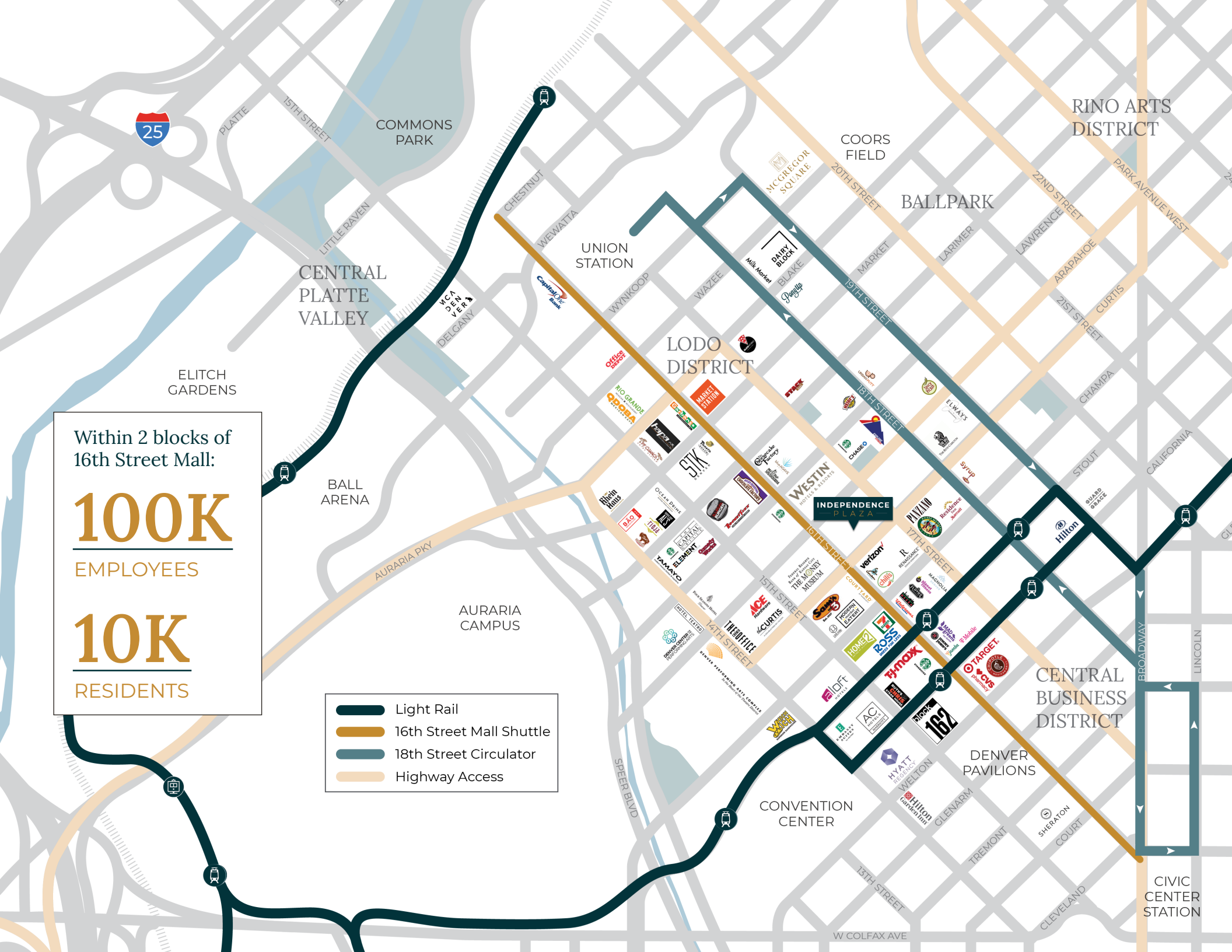
PARKING RATIO

Within 2 blocks of
16th Street Mall:

100K
EMPLOYEES

10K
RESIDENTS

-  Light Rail
-  16th Street Mall Shuttle
-  18th Street Circulator
-  Highway Access



donut LET THIS PLACE GET AWAY



LOCATED IN DENVER'S CBD, Independence Plaza encompasses one full square block— bordered by 17th Street, Curtis Street, Arapahoe Street and the 16th Street Mall. One of the longest pedestrian and transit malls in the world, The Mall is the backbone of the city center and serves as a nexus for the 145,000 employees and 30,000 residents of downtown.



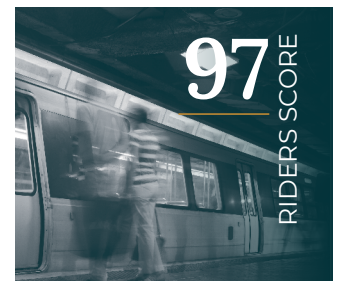
95

WALKING SCORE



88

BIKE SCORE



97

RIDERS SCORE

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H E I T M A N

A REAL ESTATE INVESTMENT MANAGEMENT FIRM

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