

LOHI OFFICE SUITE

2ND FLOOR
FOR LEASE



2731 17th Street | Suite 200

Denver, CO 80211

Property Overview

- Nice window line with lots of natural light
- Modern finishes
- Office suite located in the highly desirable LOHI neighborhood
- Abundant restaurants and coffee shops within walking distance
- Walker's Paradise **(Walk Score : 94)**
- **Little Owl Coffee** in building
- 7 offices, conference room, 2 kitchens, open area



Suite SF: 2,559 SF

Year Built 2019

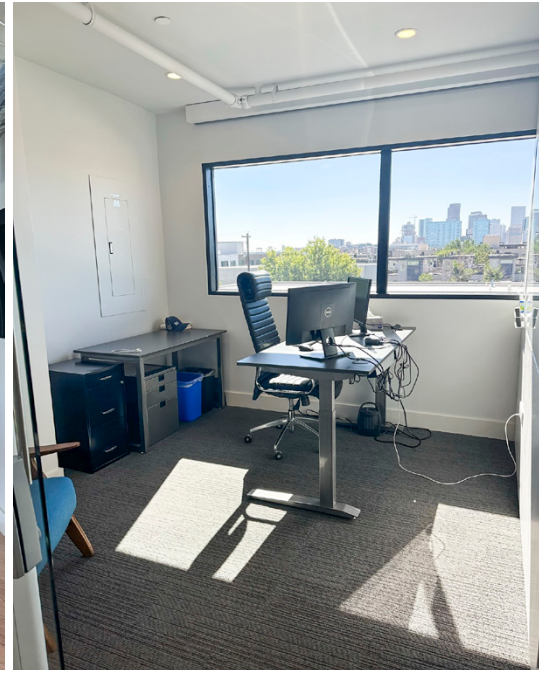
Rate : \$35.00/SF NNN

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HIGHLAND NEIGHBORHOOD



- | | |
|--------------------------------------|----------------------------------|
| 1 Senor Bear | 14 Happy Camper |
| 2 Tony P's Pizzeria | 15 Avanti Food & Beverage |
| 3 The Well Pizza & bar | 16 Root Down |
| 4 Highland Tap and Burger | 17 Noisette Restaurant |
| 5 Uncle | 18 Prost Brewing |
| 6 The Green Collective Eatery | 19 The Bindery |
| 7 The Butterfigers | 20 My Neighbor Felix |
| 8 Lady Jane | 21 Linger |
| 9 Method Coffee | 22 Little Man Ice Cream |
| 10 Bartaco | 23 Mizu Izakaya |
| 11 Williams & Graham | 24 Maine Shack |
| 12 Postino | 25 Cart Driver Lo-Hi |
| 13 fieldTRIP | |

Little Owl Coffee
in building

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