

730

# 17TH ST UNITS 2A, 2B, & 2C

DENVER, CO 80202

SALE PRICE  
**\$1,135,000**



## OWNER FINANCING

4% APR FOR ELIGIBLE BUYERS



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## Team Contacts

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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# PROPERTY SUMMARY

Sale Price:	\$1,135,000
Rentable SF:	5,692 SF
Price/PSF (Rentable):	\$199.40 PSF (Rentable)
Y.O.C.:	1892
County:	Denver
Taxes:	\$17,535.34
Office:	14
Ceiling Height:	14'
HOA:	\$5,113.31/mo (\$10.78 PSF)
Zoning:	D-C
Parking:	Paid Garages Nearby

## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present Suite 200 in the distinguished Equitable Building, ideally situated at the corner of 17th Street and Stout Street in the heart of Denver. This historic gem, constructed in 1892, has been thoughtfully transformed into individually owned office condominiums, offering a unique canvas for customization or renovation to perfectly align with your business vision. The lobby captivates with its exquisite marble finishes and stunning original Tiffany glasswork, creating a lasting impression for your clients and visitors.

We are excited to present Suite 200, which encompasses suites 2A, 2B, and 2C, available for purchase as a unified space. Located on the second floor, this prime suite enjoys proximity to the elegant staircase that enhances its appeal.

Step into the suite, where you'll find an exclusive outdoor patio, original hardwood flooring, and high ceilings that exude charm and sophistication. With a generous total of 5,692 rentable square feet, this space offers endless possibilities for your growing business. Embrace this opportunity to secure a prestigious address in one of Denver's most iconic buildings.



# PROPERTY HIGHLIGHTS



- Private exclusive outdoor patio
- Original hardwood flooring in the property
- Inviting space with high ceilings throughout (14')
- Carry back financing available to eligible buyers for 50% of the Purchase Price at 4% for 5 years
- Property management on-site
- Plethora of nearby dining and shopping options
- Building conference room
- Fitness and shower facilities
- On-site 24/7 security
- 1 block from multiple Light-Rail Station
- Walking distance to the 16th Street Mall

# EQUITABLE BUILDING



SOURCE - <https://www.equitabledenver.com/gallery/>

**1892** — The Equitable Building, now the tallest building in Denver, is complete. Tenants move in. Average rent is \$15 per month. The building's opening marks the development of Denver's new financial district, later called "The Wall Street of the West."

**1893** — The Panic of 1893 marks the end of the silver boom. The Equitable Building, hailed as a triumph only a year earlier, is now dismissed as an extravagant folly.

**1893-4** — Despite the depressed economy, the Equitable becomes a center of political power. With Denver's capitol under construction, it's the seat of the state's executive offices.

**1902** — With the economy improving, occupancy rates and rents go back to the "boom" days. The Equitable is once again a fashionable address.

**1902** — Janitor Andrew Anderson falls to his death while washing the building's exterior windows. According to tenants, his friendly ghost has haunted the building ever since.

**1910** — The Equitable loses its title as Denver's tallest building to the 20-floor Daniels and Fisher Tower, now the tallest building west of the Mississippi.

**1935** — A carelessly discarded cigarette causes a major fire that ravages the building. According to legend, elevator operator Bessie Ford bravely stood her post, ferrying firefighters to the upper floors. Much of the building's extensive law library is destroyed.

**1977** — The Denver City Council designates the Equitable as a historic landmark.

**1978** — The Equitable Building is added to the National Register of Historic Places.

**1981** — Denver's oil boom ushers in a new era of prosperity. Rent increases to \$30/SF. The Equitable has 100% occupancy and a waiting list.

**2000** — St. Charles Town Co. converts the building to individually owned condominiums.

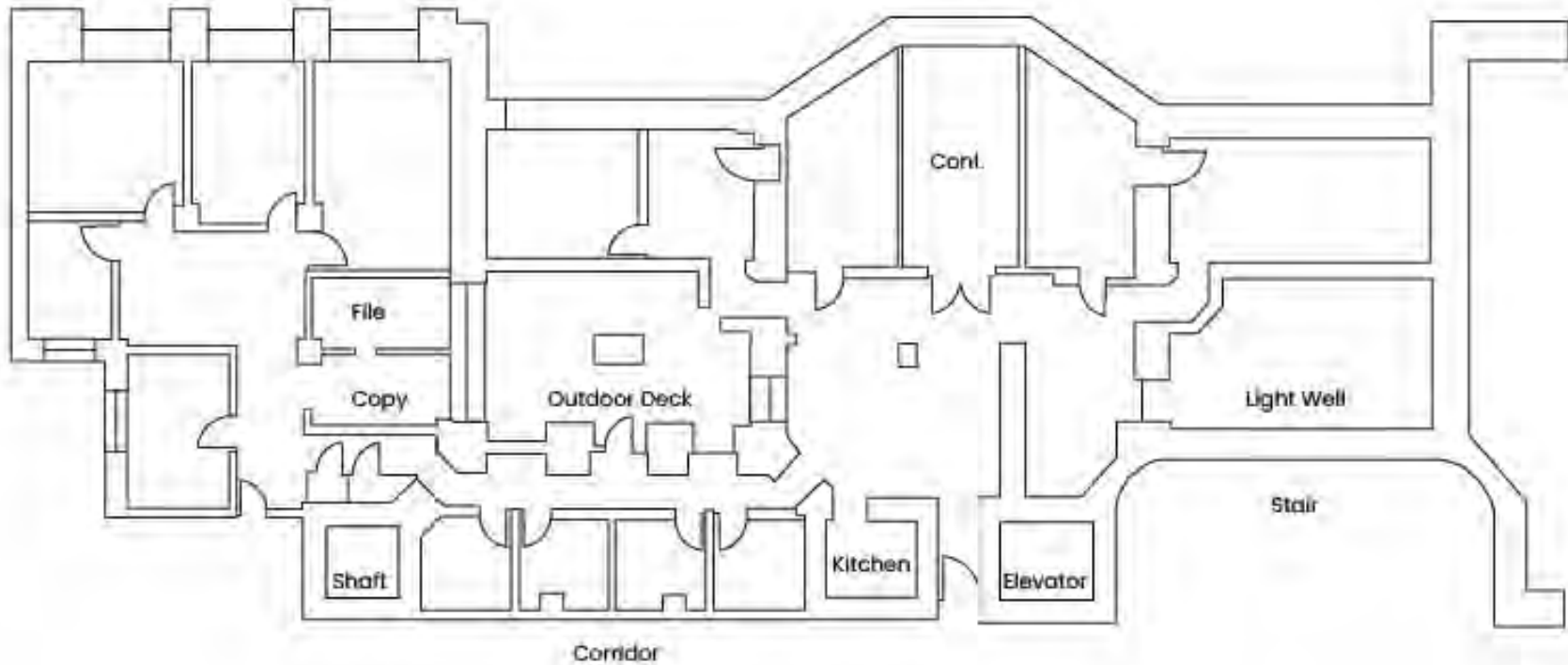
# ADDITIONAL PHOTOS



# FLOORPLAN

Suite 200 Floorplan

Stout Street



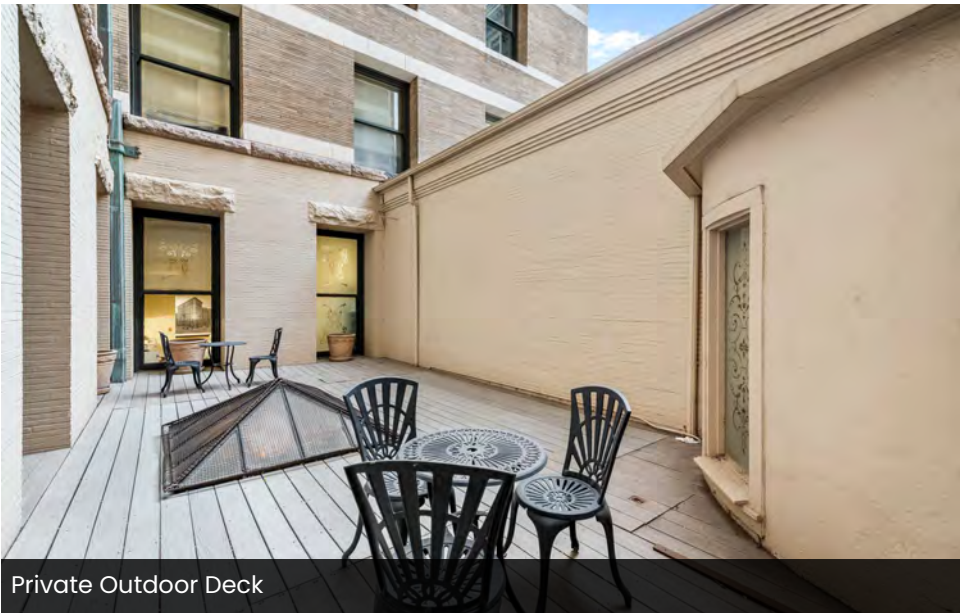
# ADDITIONAL PHOTOS



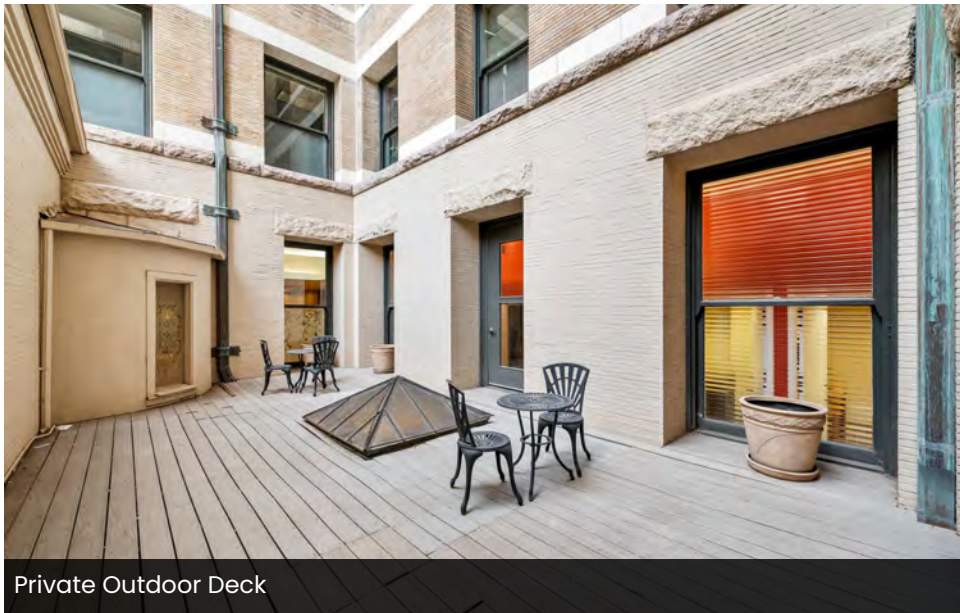
# ADDITIONAL PHOTOS



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Private Outdoor Deck



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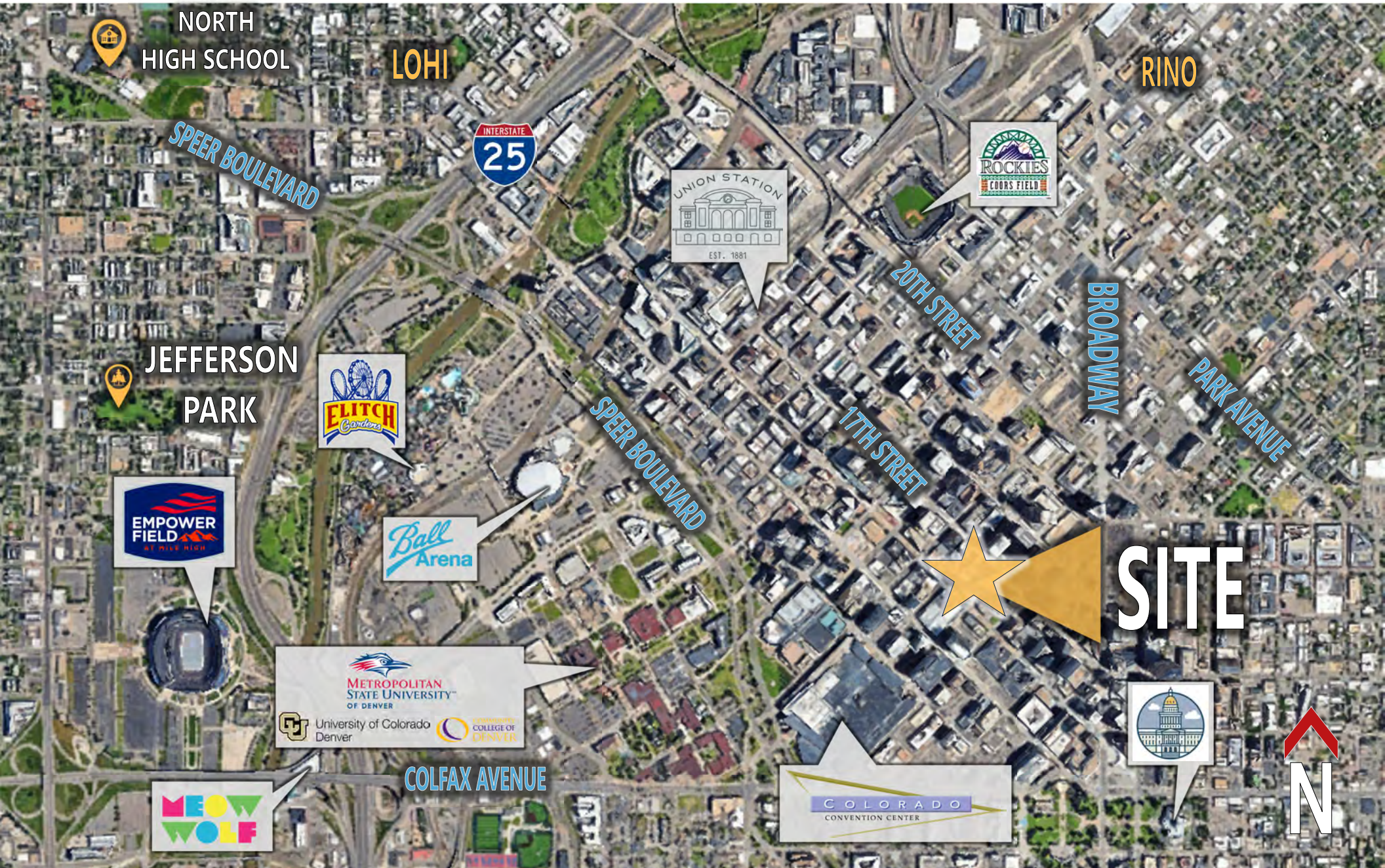


Lower Level Building Conference Room



Lower Level Building Conference Room

# AREA MAP



# NEARBY PARKING



#	ADDRESS	DISTANCE FROM PROPERTY	MONTHLY RATE
1	1635 Stout St	331 feet	\$215
2	1627 California St	0.1 Miles	\$215
3	1735 Stout St	262 feet	\$215
4	621 17th St	0.2 Miles	\$240
5	1776 Champa St	0.2 Miles	\$215

# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	55,425	145,089	244,273
2024 Estimate	53,895	141,284	239,539
2020 Census	49,690	131,322	231,534
Growth 2024-2029	2.84%	2.69%	1.98%
Growth 2020-2024	8.46%	7.59%	3.46%
Median Age	34.90	34.70	35.60
Average Age	37.50	36.50	37.30
<b>2024 Population by Race:</b>			
White	38,930	100,870	166,079
Black	4,088	9,625	14,576
Am. Indian & Alaskan	431	1,238	2,487
Asian	2,175	4,555	6,747
Hawaiian & Pacific Island	29	58	86
Hispanic Origin	8,551	25,855	53,432
Other	8,242	24,939	49,564
<b>U.S. Armed Forces:</b>			
	<b>31</b>	<b>79</b>	<b>139</b>
<b>Households:</b>			
2029 Projection	33,709	82,950	129,471
2024 Estimate	32,731	80,818	126,905
2020 Census	29,979	75,497	122,607
Growth 2024-2029	2.99%	2.64%	2.02%
Growth 2020-2024	9.18%	7.05%	3.51%
Owner Occupied	6,463	20,684	42,242
Renter Occupied	26,267	60,134	84,663
<b>2024 Avg Household Income</b>	<b>\$109,614</b>	<b>\$111,240</b>	<b>\$114,722</b>
<b>2024 Med Household Income</b>	<b>\$81,718</b>	<b>\$83,967</b>	<b>\$86,629</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	7,059	14,135	21,078
\$25,000 - \$50,000	3,689	10,481	16,420
\$50,000 - \$75,000	4,555	12,513	19,344
\$75,000 - \$100,000	3,952	9,144	14,212
\$100,000 - \$125,000	2,666	6,708	10,948
\$125,000 - \$150,000	2,928	7,784	11,622
\$150,000 - \$200,000	3,057	8,915	14,223
\$200,000+	4,824	11,138	19,059
<b>2024 Population by Education</b>			
Some High School, No Diploma	1,760	5,700	12,712
High School Grad (Incl Equivalency)	5,144	12,111	21,125
Some College, No Degree	8,729	21,051	34,230
Associate Degree	4,247	10,106	15,491
Bachelor Degree	18,822	49,130	76,743
Advanced Degree	9,825	25,744	44,121
<b>2024 Population by Occupation</b>			
Real Estate & Finance	3,976	10,143	15,162
Professional & Management	33,866	85,718	135,690
Public Administration	1,231	3,252	5,642
Education & Health	6,423	19,116	32,010
Services	4,541	11,917	19,198
Information	1,216	3,576	5,740
Sales	6,344	16,577	26,403
Transportation	2,908	6,775	10,151
Retail	2,719	6,924	11,252
Wholesale	681	2,333	4,059
Manufacturing	2,451	5,546	8,619
Production	2,119	5,094	8,523
Construction	996	3,362	6,625
Utilities	1,081	3,419	5,671
Agriculture & Mining	338	823	1,544
Farming, Fishing, Forestry	84	225	428
Other Services	1,363	4,448	7,867



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