



FOR SALE • OFFICE CONDOMINIUM

1660 17th Street

Suite 400

Denver, CO 80202

SIZE

5,214 RSF

CEILING HEIGHT

18-20 Ft Exposed Timber Beam

ASKING PRICE

\$2,216,000

PRICE PER SF

\$425 / SF

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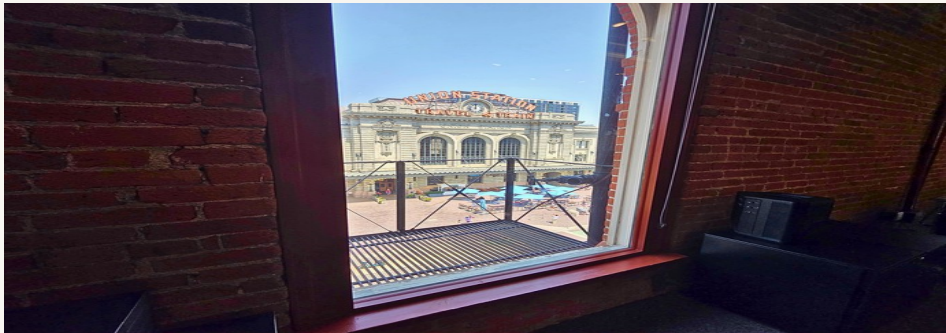


PROPERTY OVERVIEW

Suite 400 · 1660 17th Street, Denver CO 80202



Union Station — directly across 17th Street



PROPERTY SPECIFICATIONS

ADDRESS	1660 17th Street, Denver, CO 80202
SUITE	400
SUBMARKET	LoDo (Lower Downtown)
BUILDING SIZE	44,800 SF Total
SUITE SIZE	5,214 RSF
UNIT POSITION	Top Floor — 4th Level
CEILING HEIGHT	18-20 Ft — Exposed Timber Beam
BUILDING CLASS	3-Star Historic Office
YEAR BUILT / RENOVATED	1910 / Recently Renovated
CONDITION	Turn-Key — Fully Built-Out, High-End Finishes
FURNITURE	TBD / Negotiable
PARKING	Street + Adjacent Garage (~\$200/mo/space)
ASKING PRICE	\$2,216,000 (\$425/SF)
ANNUAL PROPERTY TAX	~\$34,900/yr (~\$2,908/mo)
HOA DUES (EST.)	~\$3,870/mo



THE VIEW

Union Station, directly across the street — from your own office window.

SPACE HIGHLIGHTS

Suite 400 · 5,214 RSF · 18–20 Ft Ceilings · Surround Sound Throughout



Open Lounge & Collaboration Area



Main Conference Room



All-Glass Private Offices



Private Office — Arched Windows



Executive Office — City Views



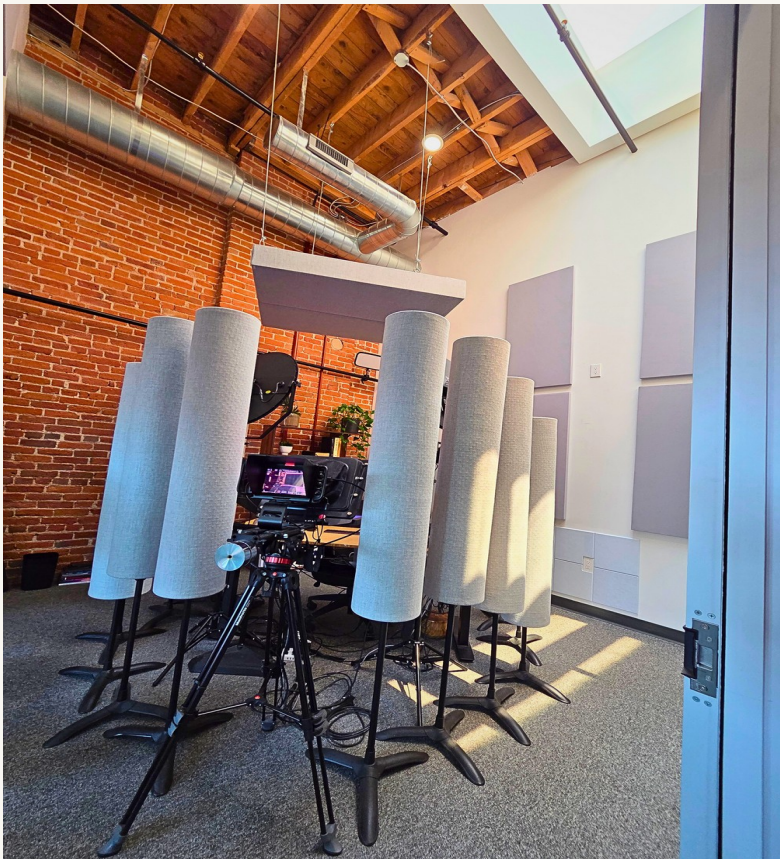
Corner Office — Glass Entry



Glass-Walled Conference Room — Exposed Brick & Timber Beams

Glass-Walled Conference Room

Full-height glass partitions, exposed brick backdrop, large display, cognac leather chairs — a presentation space that impresses.



Podcasting Studio — Acoustic Treatment, Exposed Brick & Skylights

Podcasting Studio + Surround Sound

Dedicated studio with acoustic treatment throughout. Professional surround sound system wired across the entire suite — not just one room.



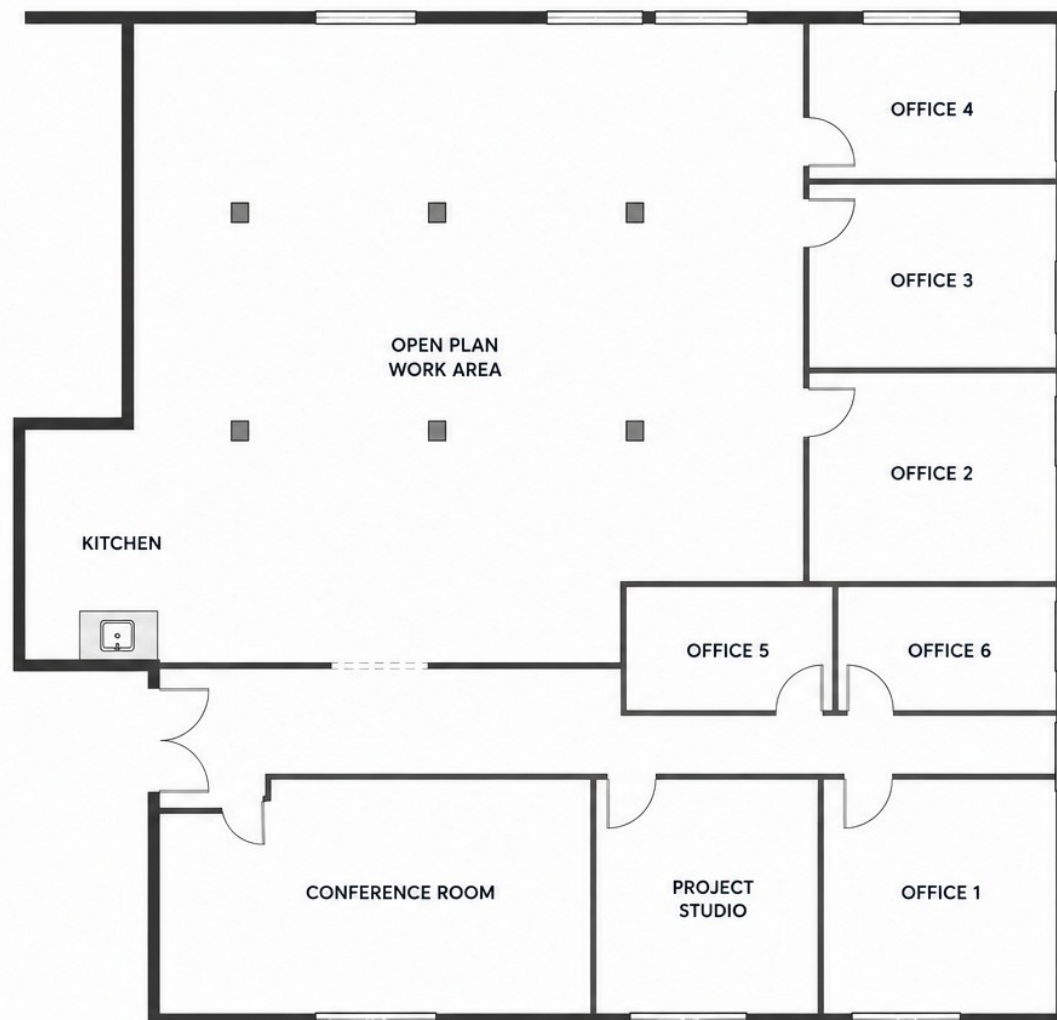
Private Office — All-Glass, 18-20 Ft Ceilings, City Views

18-20 Ft Exposed Timber Ceilings

Soaring ceilings with original exposed timber beams and full brick walls. The volume and character simply don't exist in new construction.



ET, SUITE 400



N ↑ Not to scale

THE LAYOUT

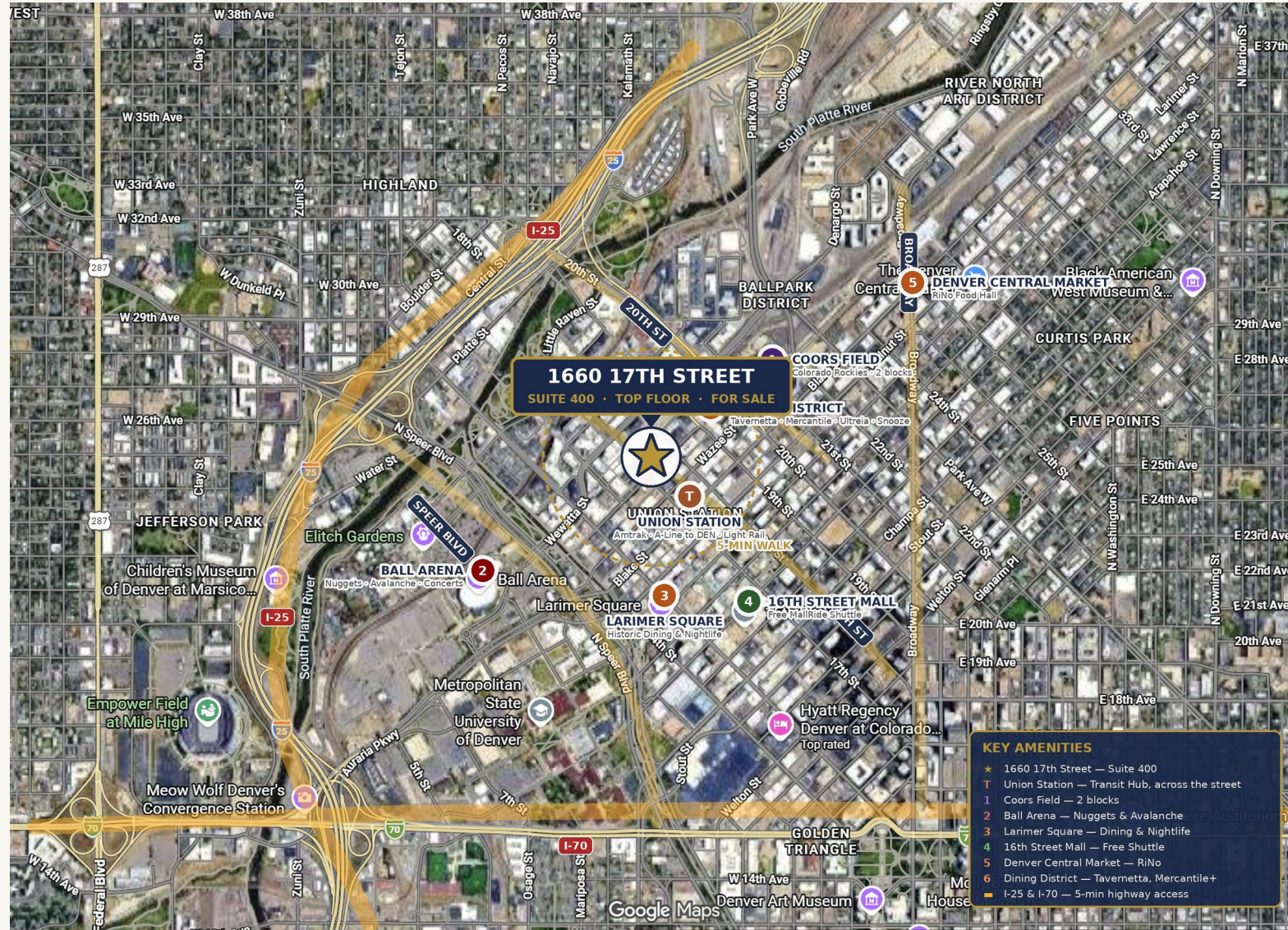
- 6 Private Offices
- 1 Conference Room
- 1 Project / Podcast Studio
- 1 Full Kitchen
- Open Plan Work Area

Perimeter offices along the east and south walls; open plan anchored to the north-facing windows.

Full architect's drawings available on request.



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?

Let's schedule a showing.

Suite 400 is available for immediate showing to qualified owner-users.

 **VIRTUAL TOUR**

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

DAVID FOLEY

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