



FOR SALE • OFFICE CONDOMINIUM

1660 17th Street

Suite 450

Denver, CO 80202

SIZE

5,268 RSF

FLOOR

4th Level — Top Floor

ASKING PRICE

\$2,081,000

PRICE PER SF

\$395 / SF

DAVID FOLEY • MAKERS COMMERCIAL

303.229.8643 • david@makersre.com • makersre.com

Also available combined with Suite 400 — Full top floor • 10,482 RSF

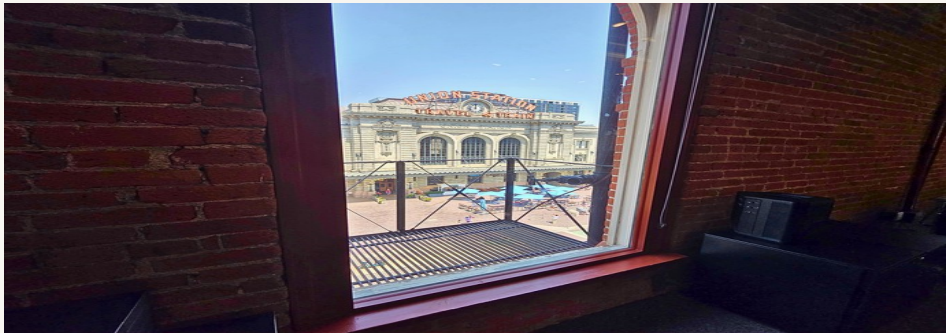


PROPERTY OVERVIEW

Suite 450 · 1660 17th Street, Denver CO 80202



Union Station — directly across 17th Street



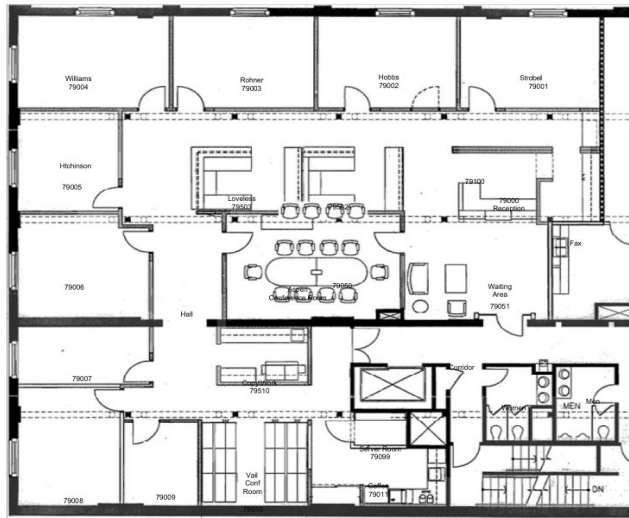
PROPERTY SPECIFICATIONS

ADDRESS	1660 17th Street, Denver, CO 80202
SUITE	450
SUBMARKET	LoDo (Lower Downtown)
BUILDING SIZE	44,800 SF Total
SUITE SIZE	5,268 RSF
UNIT POSITION	Top Floor — 4th Level
BUILDING CLASS	3-Star Historic Office
YEAR BUILT / RENOVATED	1910 / Recently Renovated
BUILD-OUT	Professional Office — Former Attorney's Suite
CONDITION	Move-In Ready
PRIVATE OFFICES	9+ Offices + Two Conference Rooms
PARKING	Street + Adjacent Garage (~\$200/mo/space)
ASKING PRICE	\$2,081,000 (\$395/SF)
ANNUAL PROPERTY TAX	~\$35,100/yr (~\$2,925/mo)
HOA DUES (EST.)	~\$3,909/mo



FLOOR PLAN

Suite 450 · 4th Floor · 5,268 RSF · 9+ Private Offices



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Denver 4th Floor

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Corner Office — Dual Windows



Conference Room — Exposed Brick



Kitchen / Break Room



Private Office — Brick + Skylight

SPACE HIGHLIGHTS

Suite 450 · 5,268 RSF · 9+ Private Offices · Move-In Ready



Main Conference Room



Corner Office — Dual Windows



Open Work Area — Timber Beams



Private Office — Arched Window



Private Office — Natural Light



Meeting Room — Exposed Brick

Great bones. Proven layout. Combinable.



Open Work Area — Timber Beams, Skylights & Natural Light

Former Attorney's Suite

Suite 450 was the long-term home of a professional law office. The layout reflects that: nine-plus private offices, a formal reception area, two conference rooms, a full kitchen, and private restrooms.

Move-In Ready

Fully built-out with carpet, lighting, millwork, and HVAC in working order. Not as customized as Suite 400 — and priced accordingly at \$395/SF.

Combinable with Suite 400

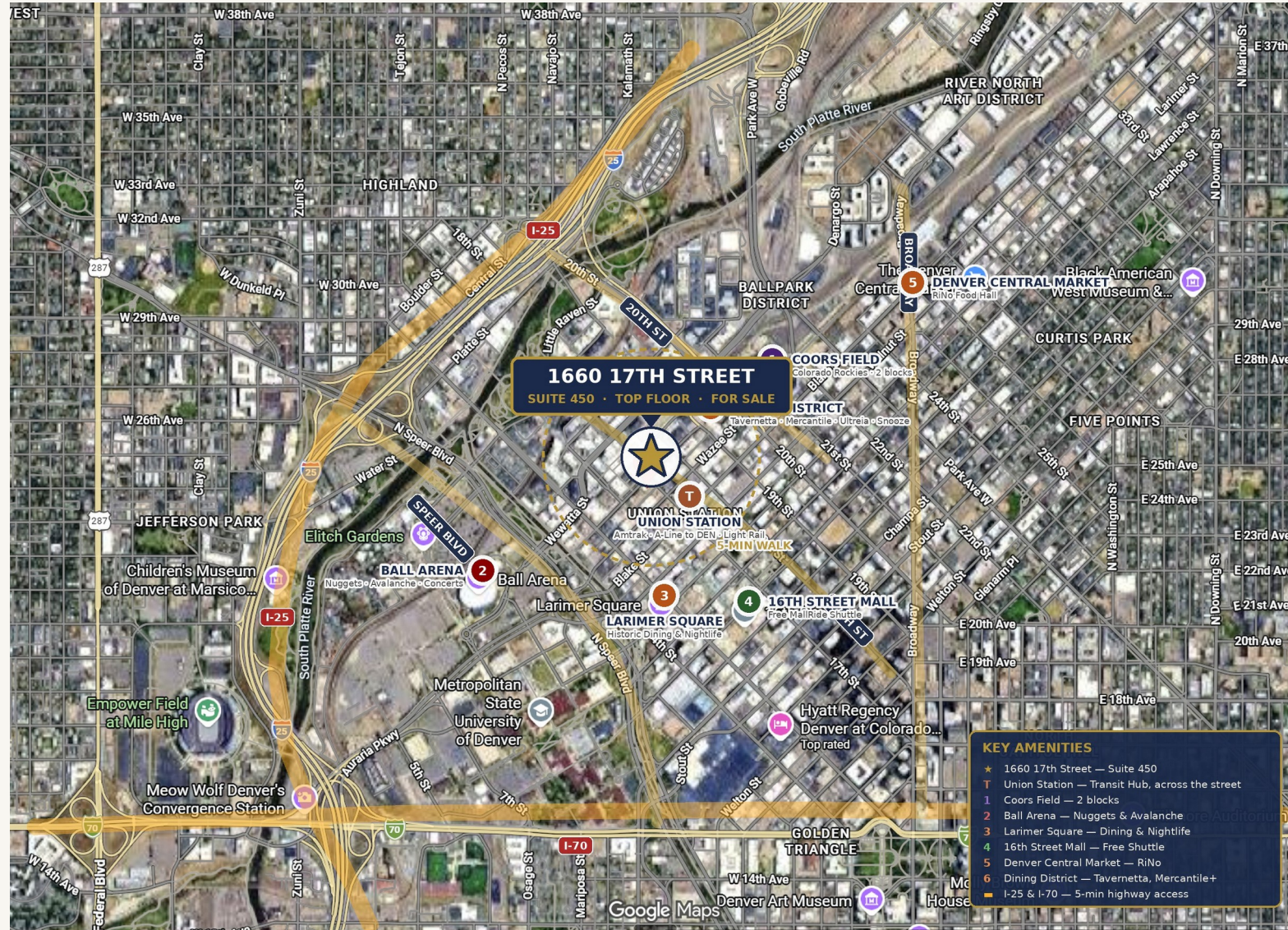
Purchase individually or combine with adjacent Suite 400 for a full 10,482 RSF top-floor acquisition — one of the most distinctive full-floor offices in Denver.

Same Building, Same Address

Fourth floor of the same 1910 historic brick building — the same LoDo character and the same direct proximity to Union Station as Suite 400.



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 450 is available for immediate showing — individually or combined with Suite 400 for a full-floor acquisition.

 **VIRTUAL TOUR**

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

DAVID FOLEY

Principal Broker & Founder, Makers Commercial

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