



2420 17th Street
Lower Highlands

Wave hello to Platte Street





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Floor 4

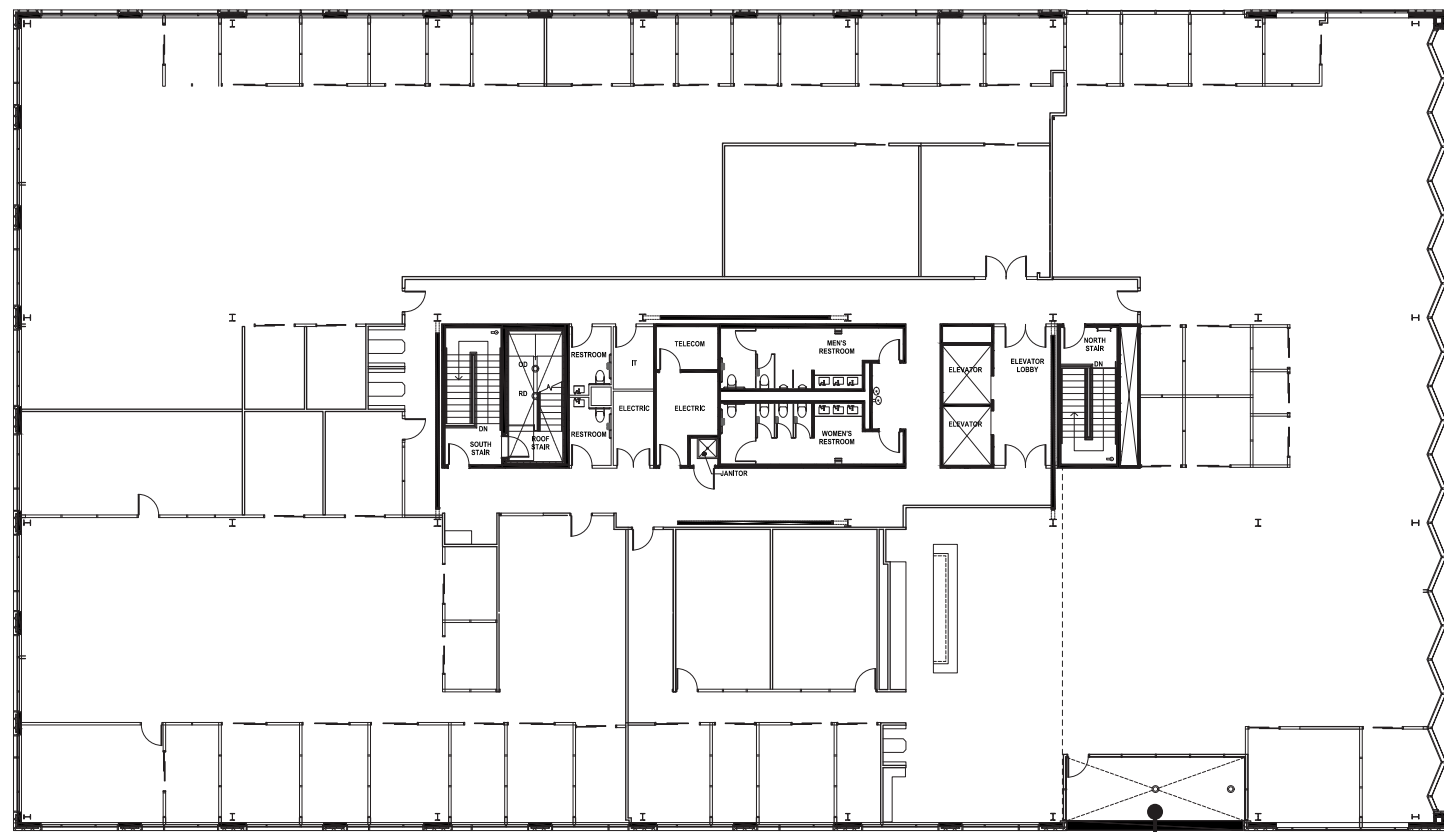
Entire Floor | 24,983 RSF

Building signage available

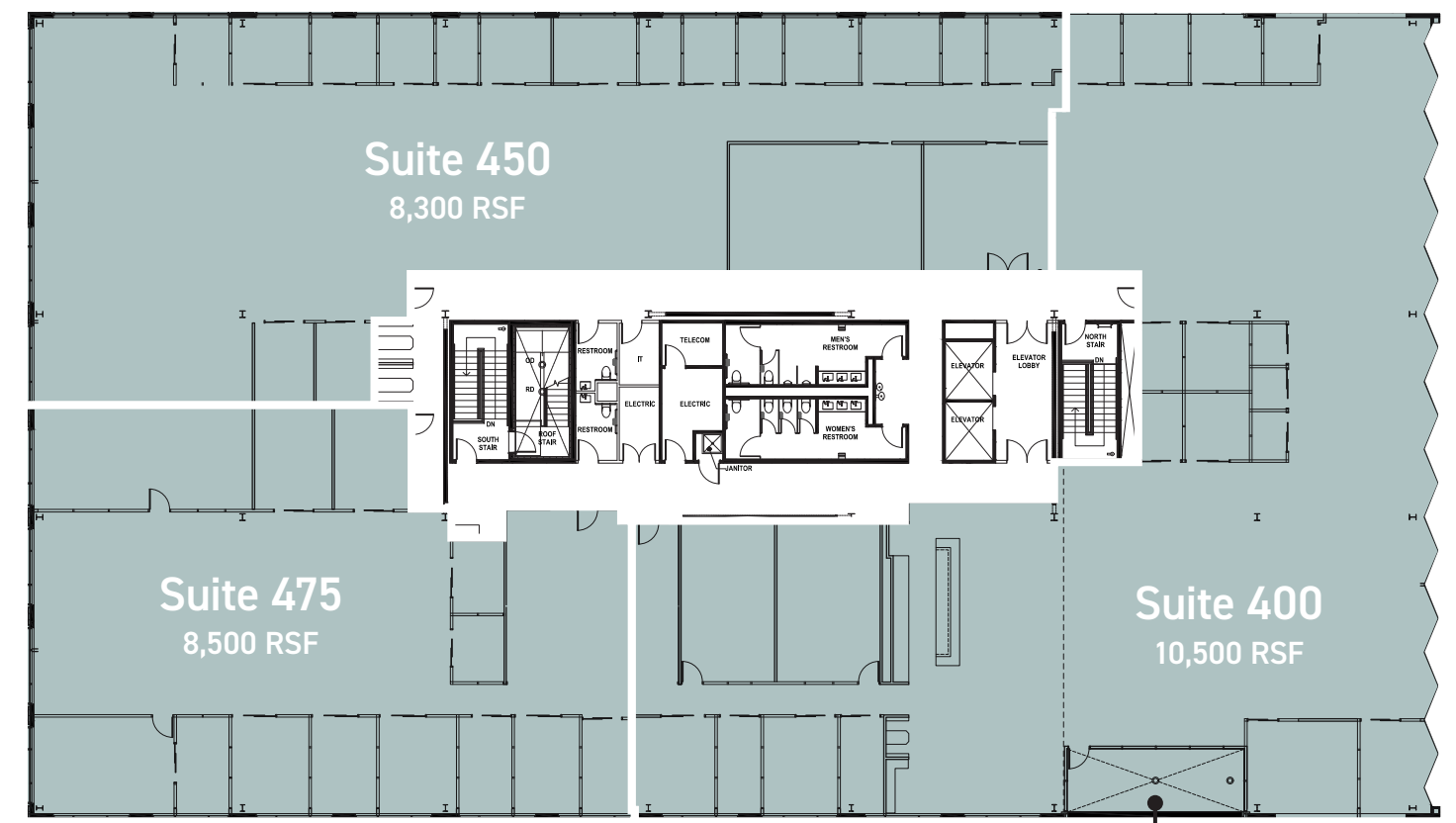
Floor 4

Proposed Spec Suites from 8,300 to 10,500 RSF

Final layouts can be modified



Private Outdoor Balcony 



Private Outdoor Balcony 

Building Specs

LOCATION //

2420 17th Street, Lower Highlands
Denver, CO 80202

YOC //

2015

CERTIFICATION //



SIZE //

4 stories above grade
Parking below grade
79,589 total RSF

CEILING HEIGHT //

14' exposed ceilings

FLOOR SIZES //

Floor 4 - 24,983 RSF + balcony
Floor 3 - LEASED
Floor 2 - LEASED
Floor 1 - LEASED RETAIL

PARKING //

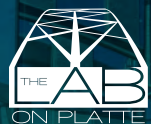
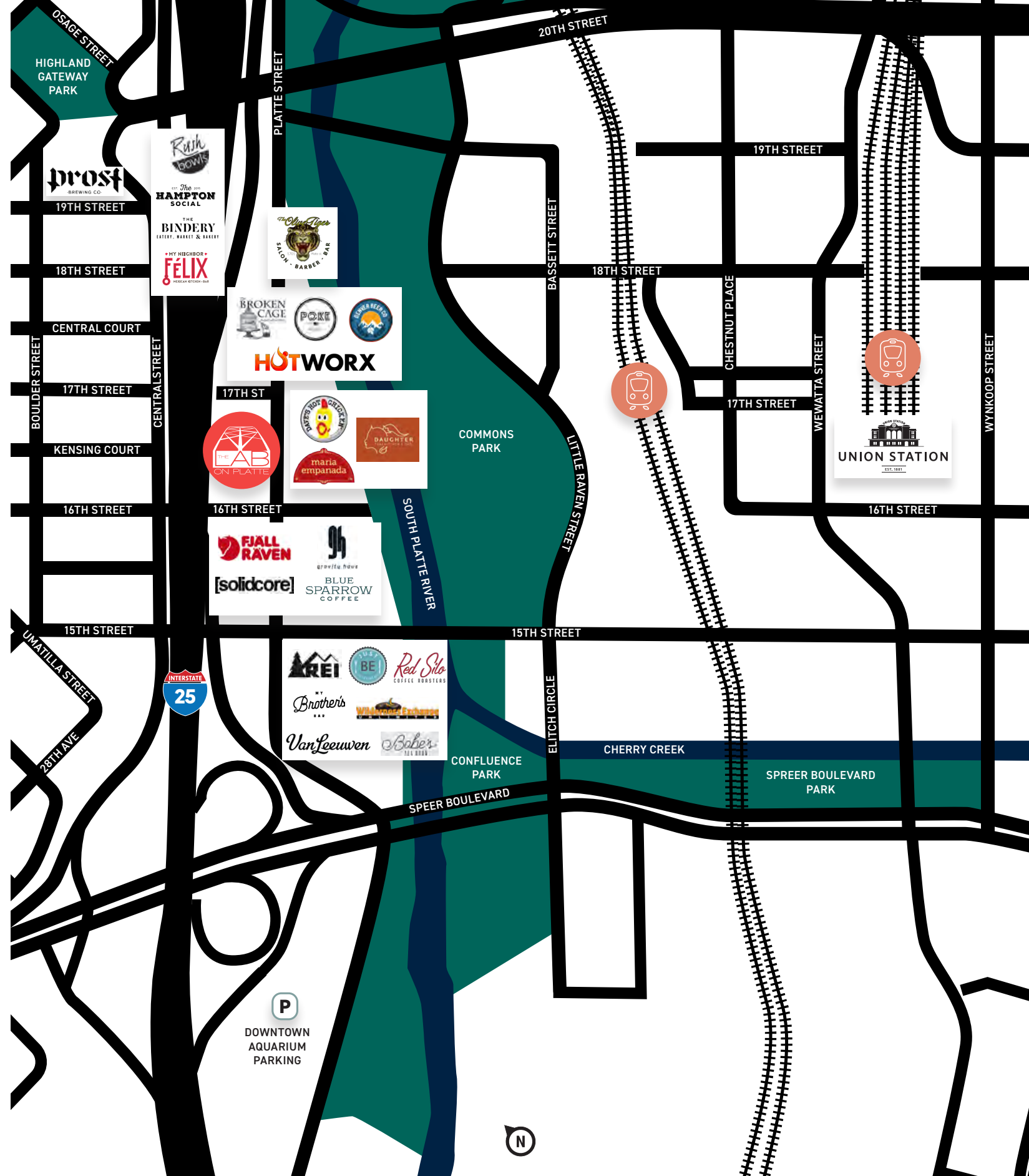
1.25 : 1,000 ratio
Covered, unreserved - \$235.00/month
Covered, reserved - \$275.00/month
Secure bike storage

SECURITY //

Roving onsite security
24/7 key card access

AMENITIES //

Pet friendly
Bike storage
Covered parking
Walk score 92
Transit score 77
Broken Cage
Denver Beer Co.
Hotworx
Poke House





Location Features

- Easy I-25 accessibility by Speer or 20th
- 20 Retailers within 5-blocks
- Charming & walkable place to work-and-play
- Hub for tech, financial services & energy
- Building signage available, visible to 245k vehicles/day



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