

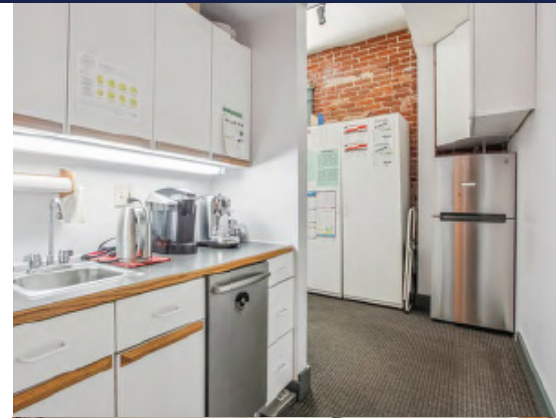
FOR LEASE



TURNKEY SINGLE-TENANT OFFICE | BLOCKS FROM UNION STATION & COORS FIELD



1525
17th Street
SUITE 200
DENVER, CO 80210



1525 17th St. offers a premier LoDo location at the doorstep of Union Station, placing tenants within walking distance of Denver's best dining, hospitality, entertainment, and transit amenities. The surrounding neighborhood blends historic character with modern urban energy, creating one of the most sought-after office environments in Denver.

The private, fully furnished space features exposed brick, excellent natural light, and a quiet working environment. All existing furniture is included.



**Shames
Makovsky**

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LEASE RATE
\$25.00/SF FSG

1525 17th Street

SUITE 200

DENVER, CO 80210

Property Facts

Building Size	16,797 SF
Space Size	2,900 SF
Lot Size	3,087 SF
Year Built	1982
Walk Score	Walker's Paradise 94/100

Location Highlights

Premier LoDo Location – Situated in one of Denver's most vibrant and walkable neighborhoods, known for its historic character, active streetscape, and concentration of office, retail, hospitality, and entertainment uses.

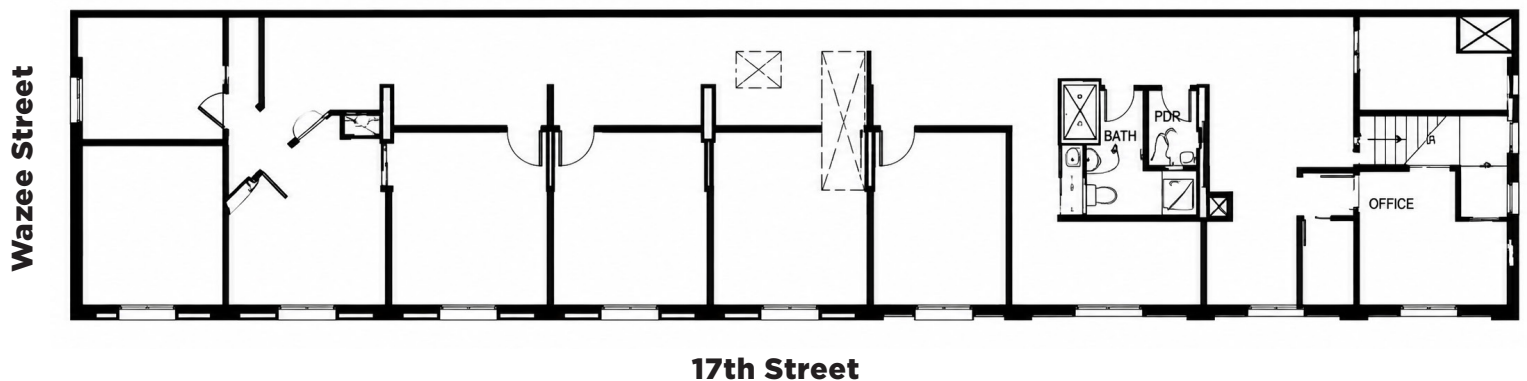
Steps from Union Station – Easy access to Union Station, the city's primary transportation hub offering RTD light rail, commuter rail, bus service, Amtrak, and direct access to Denver International Airport.

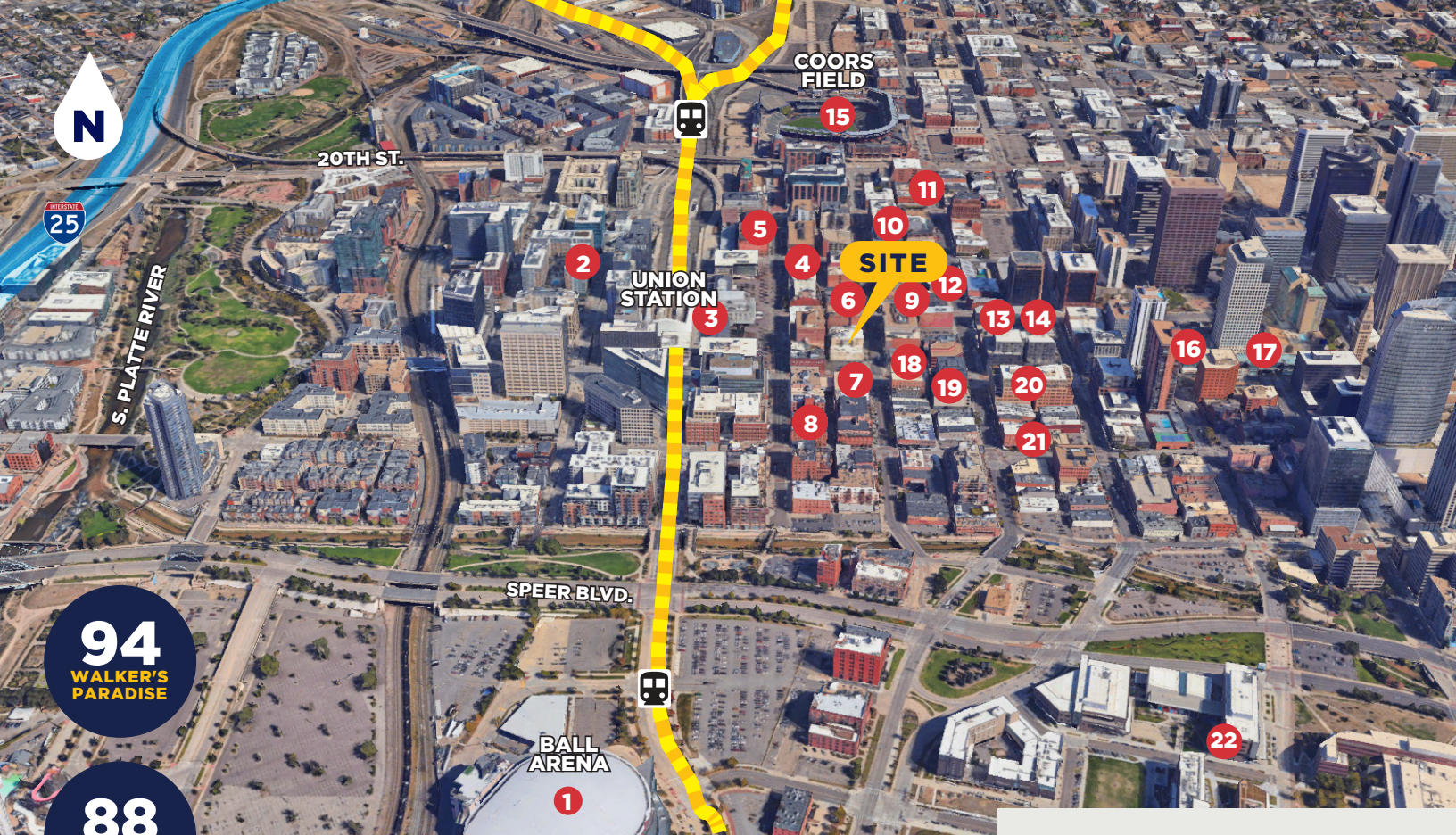
Exceptional Dining & Hospitality – Surrounded by some of Denver's most popular restaurants, bars, hotels, and patios, including destinations throughout Union Station, Larimer Square, Dairy Block, and surrounding LoDo.

Walkable Urban Environment – Enjoy immediate access to shops, cafés, fitness studios, entertainment venues, and everyday conveniences within a few blocks.

Historic Character Meets Modern Development – LoDo combines Denver's iconic brick architecture and historic buildings with modern mixed-use developments, creating one of the city's most desirable business locations.

Near Major Downtown Amenities – Convenient access to Larimer Square, Coors Field, McGregor Square, the 16th Street corridor, the Museum of Contemporary Art, and numerous cultural attractions.





- 1** Ball Arena
- 2** Whole Foods
- 3** Union Station
- 4** Wynkoop Brewing
- 5** Rodizio Bar & Grill
- 6** The Oxford Hotel
- 7** Illegal Pete's
- 8** Upstairs Circus
- 9** Rio Grande Mexican
- 10** Dairy Block
- 11** 1Up Arcade
- 12** 7-11
- 13** Milk Tea People
- 14** Danner Boots
- 15** Coors Field
- 16** The Cheesecake Factory
- 17** 16th Street Mall
- 18** The Kitchen
- 19** Cholon
- 20** CAVA Mediterranean
- 21** Hapa Sushi

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