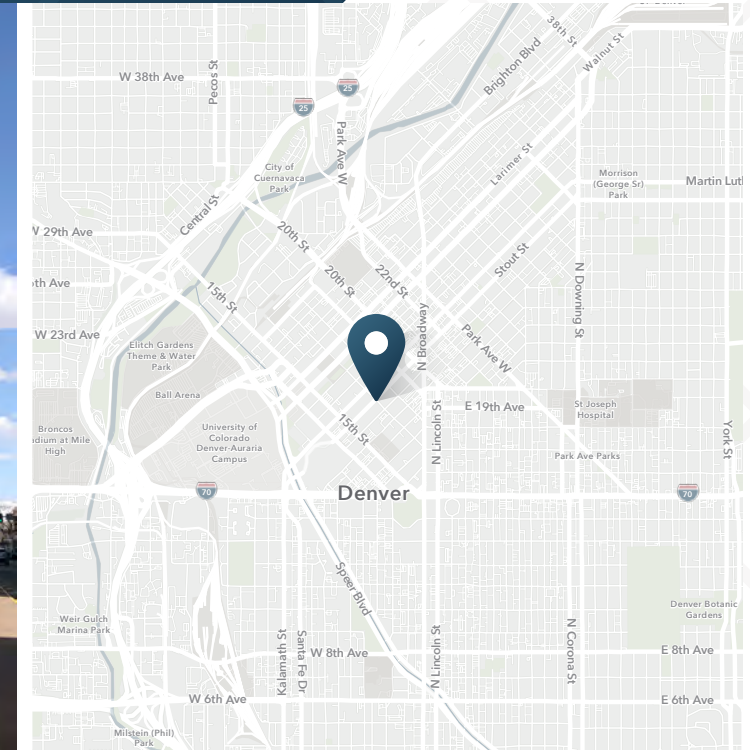


Bank Lofts Building

817 17th Street | Denver, CO 80202



2,193 SF

Available - Vanilla Shell

614 SF

Available - Former Salon

Negotiable

Rate

\$5.83

NNN

ABOUT THE PROPERTY

- Hard corner of 17th & Stout, one block from the 16th Street Mall
- Located in the heart of the downtown central business district
- Surrounded by multiple boutique hotels and new residential
- Adjacent to Light Rail

CONTACT

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	51,988	242,029	493,104
Daytime Population	31,550	128,510	233,456
Avg. Household Income	\$125,441	\$122,592	\$122,311
Estimated Households	162,734	384,732	649,563

Year: 2023 | Source: Esri

TRAFFIC COUNTS

17th St	14,959 VPD
Stout St	5,727 VPD
Champa St	9,674 VPD

Year: 2023 | Source: ESRI

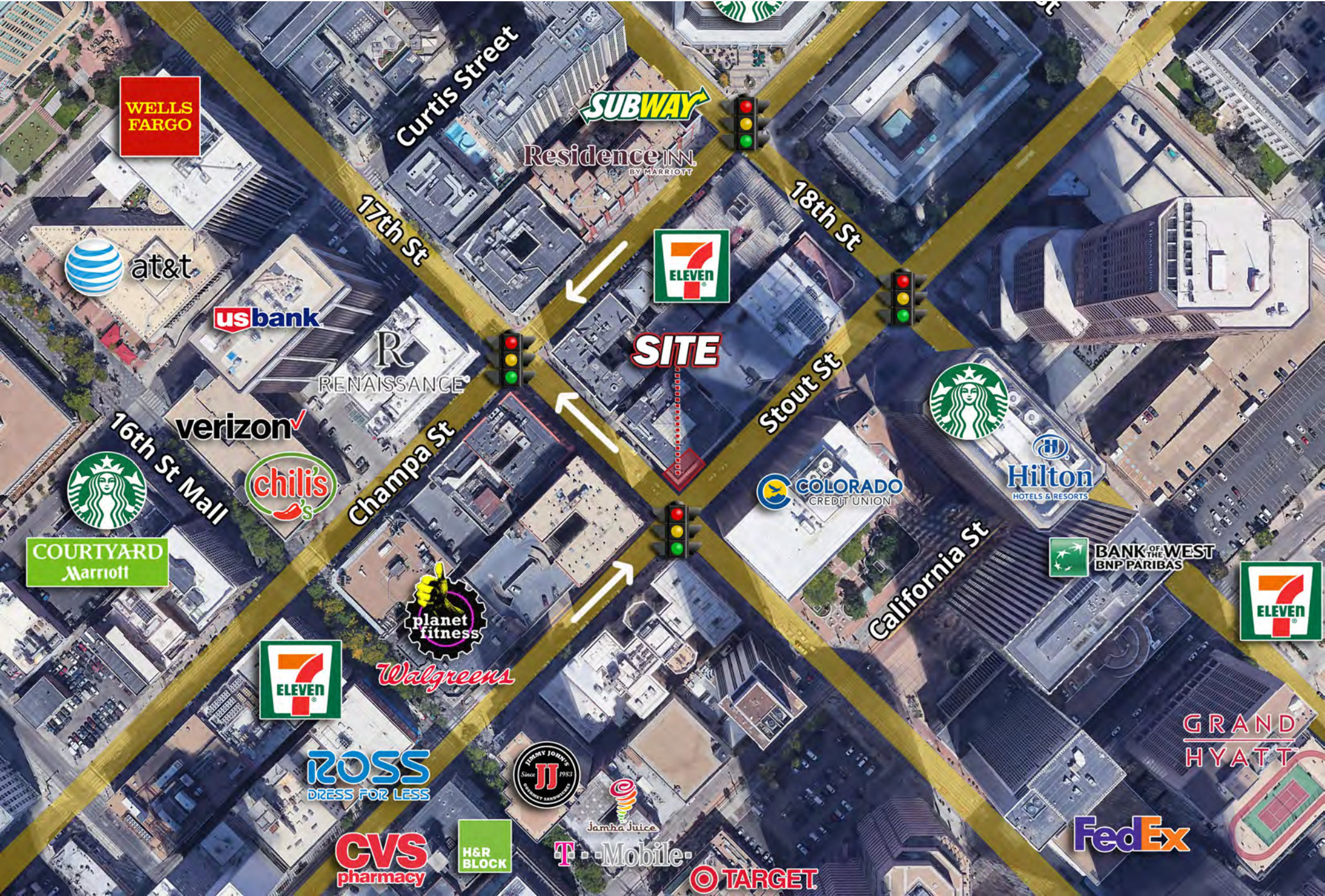
Vanilla Shell

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Bank Lofts Building

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WELLS FARGO

SUBWAY

Residence Inn
BY MARRIOTT

7-ELEVEN

SITE

at&t

usbank

RENAISSANCE

verizon

chili's

Champa St

Stout St

COLORADO CREDIT UNION

Hilton
HOTELS & RESORTS

COURTYARD
Marriott

BANK OF AMERICA
BNP PARIBAS

planet fitness

Walgreens

7-ELEVEN

ROSS
DRESS FOR LESS

TRUDY JOHNSON'S
Since 1983
WOMEN'S APPAREL

Jamba Juice

CVS
pharmacy

H&R
BLOCK

T-Mobile

TARGET

FedEx

GRAND
HYATT





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