

The Quincy

1776 Curtis St, | Denver, CO 80202



FOR LEASE

AVAILABLE

UNIT 1: 904 SF

RATE

Contact Broker

TRIPLE NET

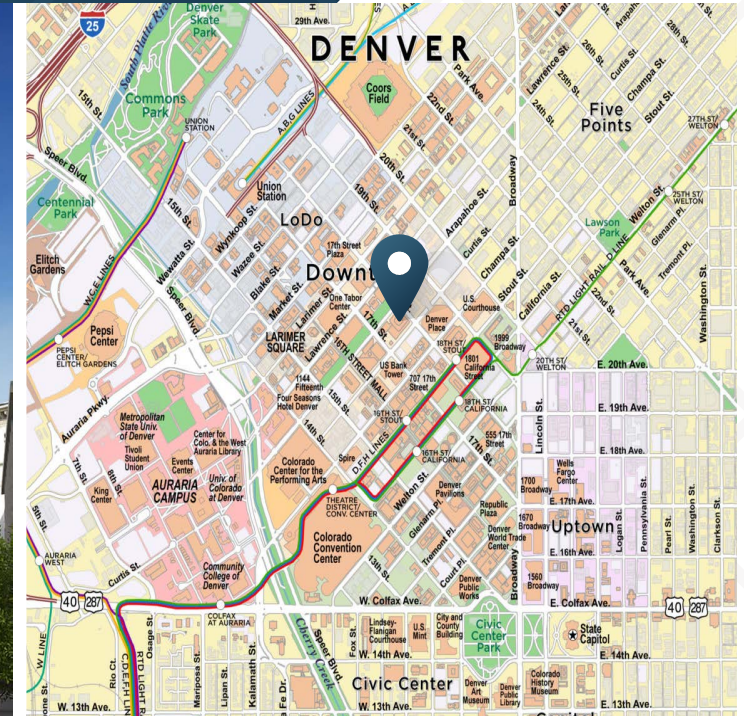
\$11.00/SF

ABOUT THE PROPERTY

- A mixed-use development incorporating 17th Street Office Tower, Residential Tower, Retail Space and Above-Grade, Covered Parking in one project with two architecturally and structurally distinct buildings.
- The Quincy: 360 apartments – approximately 95% leased
- The Prism: 100,000 SF Class A office – approximately 90% leased
- Parking: 534 parking space onsite | 90 short-term parking spaces for retail customers (+100 after 5:00 PM)

CONVENTION CENTER

Year	# of Events	Total Attendance
2024	166	741,786
2025	181	700,800



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	51,280	241,046	485,950
Daytime Population	168,974	393,660	657,989
Avg. Household Income	\$131,759	\$128,593	\$126,733
Estimated Households	31,164	128,874	232,250

Year: 2023 | Source: Esri

PEDESTRIAN COUNTS

16th St: se/o Welton St	29,657 PPD
16th St: se/o California St	27,029 PPD
15th St: se/o Champa St - nw/o Tremont Pl	+/- 8,250 PPD

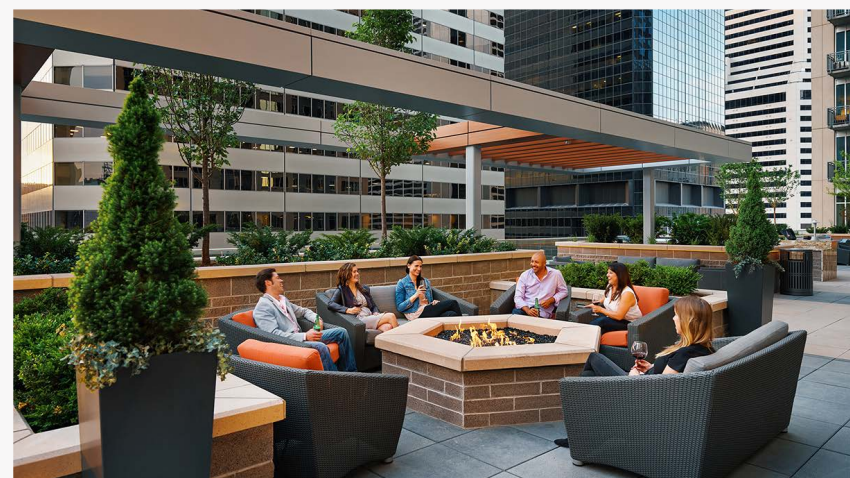
Year: 2019, 2020 | Source: Downtown Denver Partnership & Placer.ai

CONTACT

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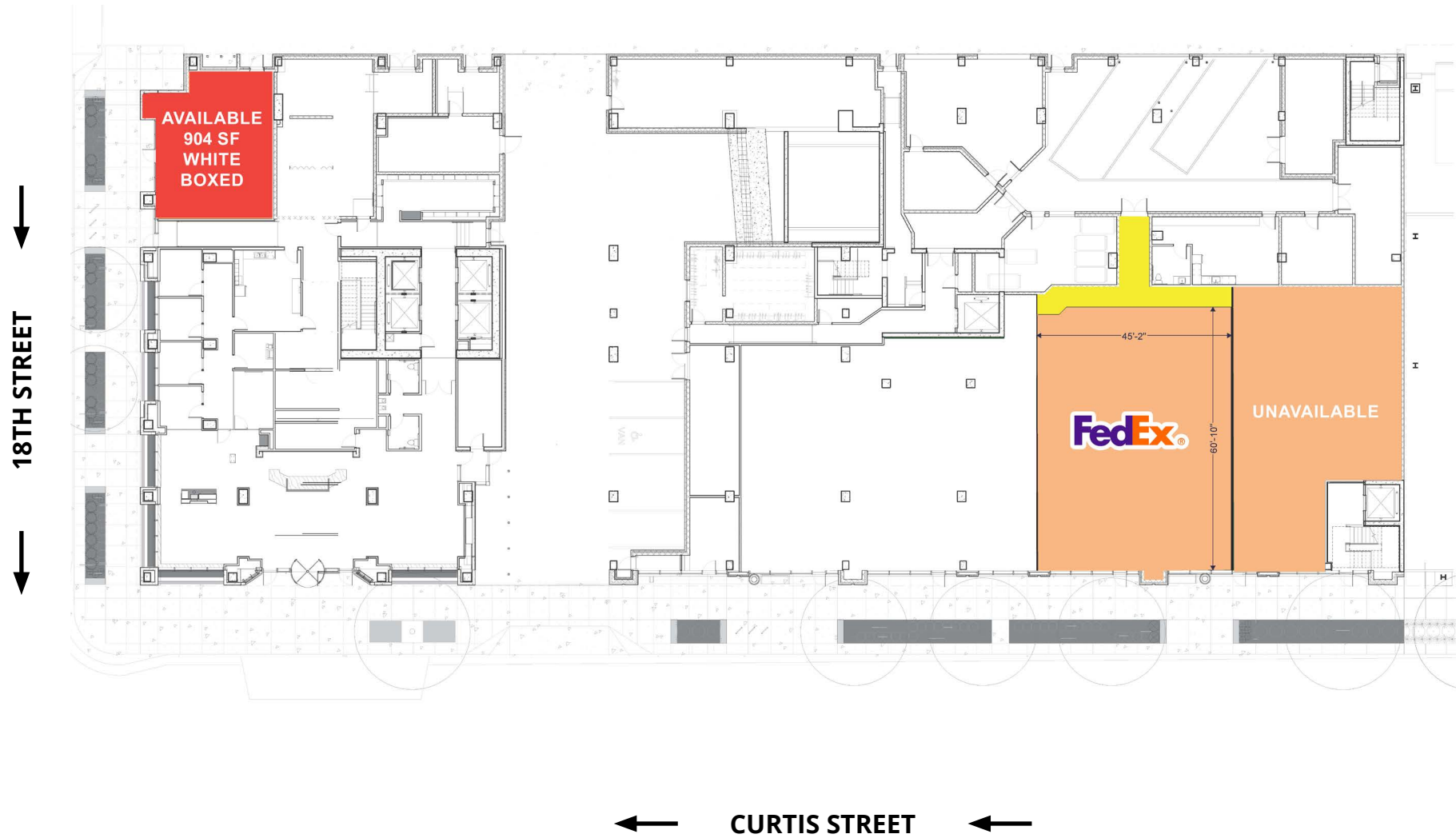


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RETAIL SITE PLAN





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