



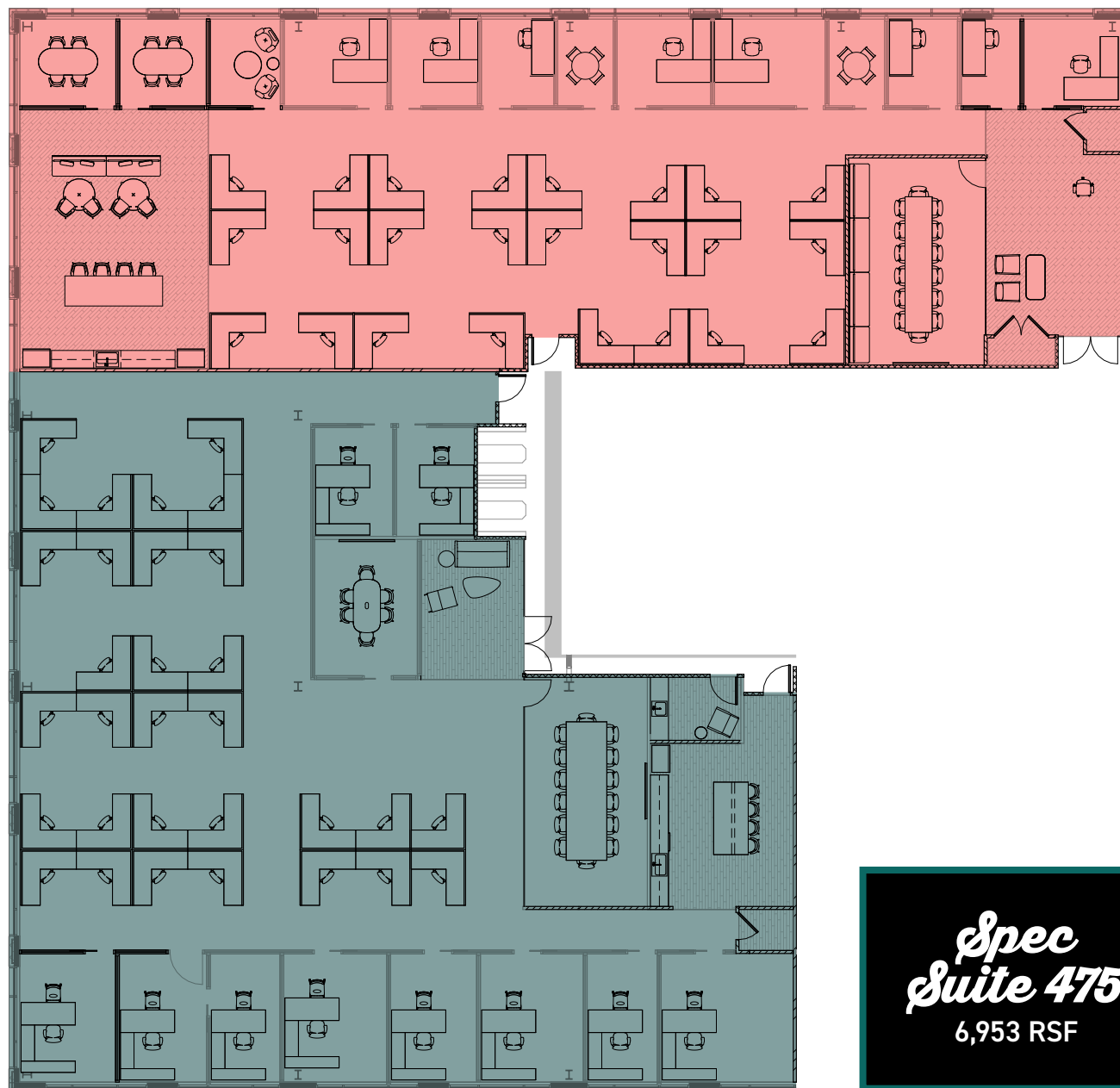
2420 17th Street
Lower Highlands

Wave hello to Platte Street

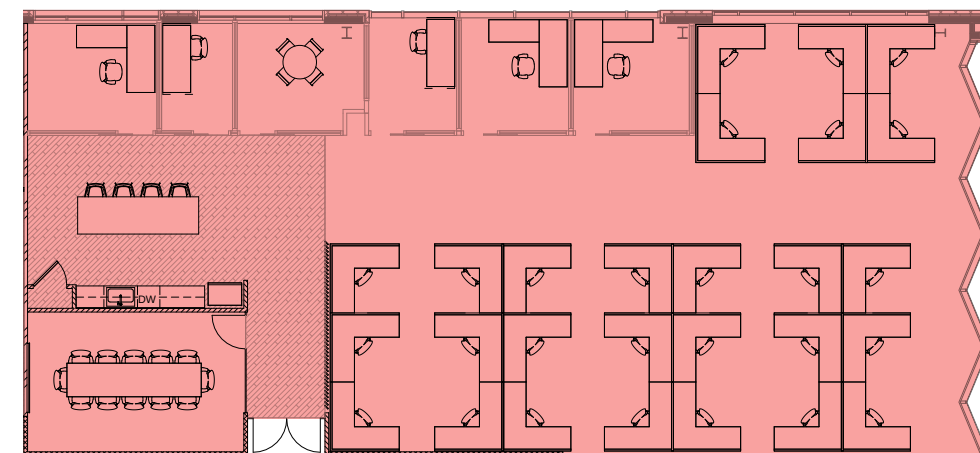




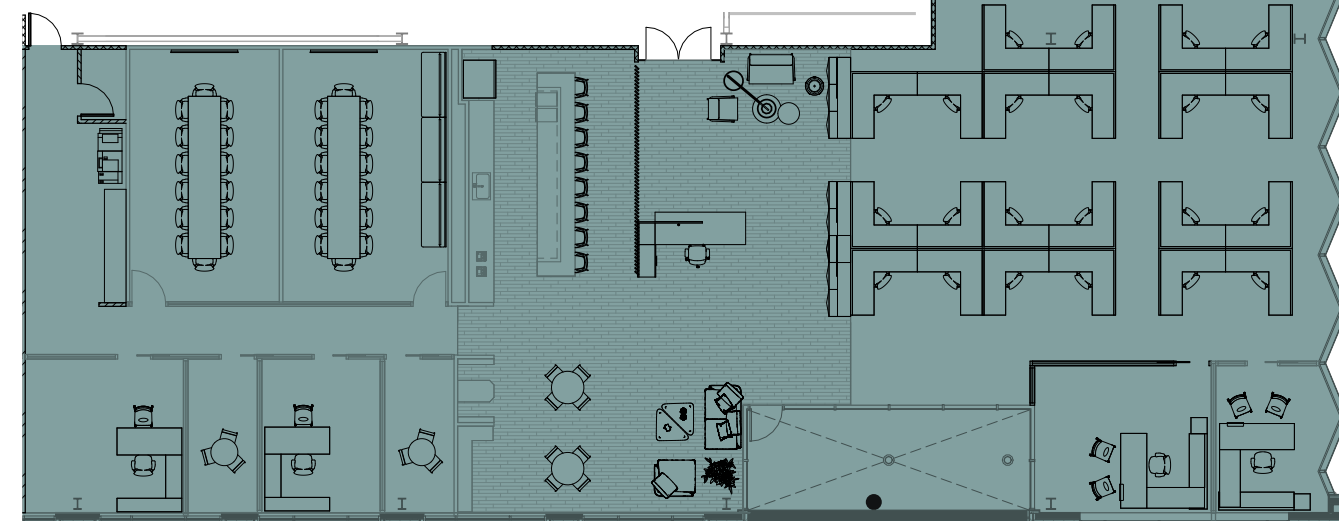
*Spec
Suite 450*
5,770 RSF



*Spec
Suite 425*
4,041 RSF



*Spec
Suite 400*
7,958 RSF



Private Outdoor
Balcony

*Spec
Suite 475*
6,953 RSF



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 //

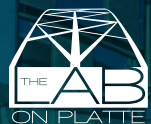
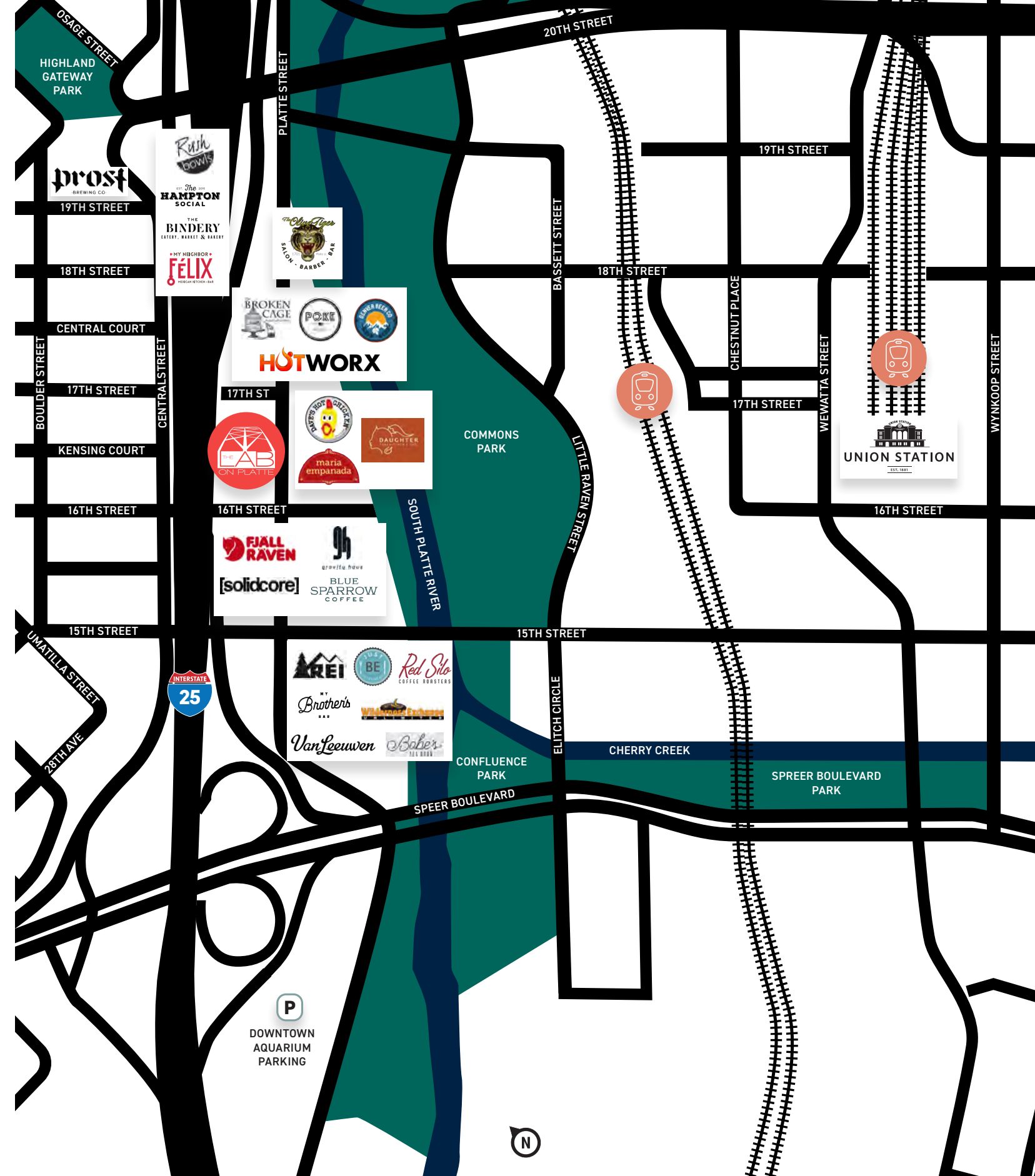
1.25 : 1,000 ratio
Covered, unreserved - \$235.00/month
Covered, reserved - \$275.00/month
Secure bike storage

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



Jamie Gard

Vice Chairman
t 303.260.4341

jamie.gard@nmrk.com

Whitney Hake

Senior Managing Director
t 303.260.4202

whitney.hake@nmrk.com

Grace Lessard

Associate Director
t 303.260.4210

grace.lessard@nmrk.com

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