

MODERN OFFICE

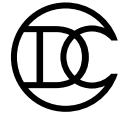
A New Classic



518 17TH ST | DENVER, CO



Lincoln



Iconic Downtown Denver Office Tower

Renovated in 2019, the DC building is recognized as one of Denver’s architectural landmarks, an iconic example of international style and modern design. DC was one of Denver’s first three skyscrapers and the first office tower built after World War II, making it Denver’s first modern high-rise.

274,598 RSF

Building Area

513 - 52K±

RSF Suites Available

16,000±

Typical Floor Plate



Newly Renovated Reception



Bowling Alley & Lounge



Fitness Center



3 Conference Rooms



Tenant Lounge



Bike Room

In-Building Features & Modern Amenities

- **PARKING AVAILABLE — CALL FOR DETAILS**
- Two-lane bowling alley and lounge exclusively for tenant use
- Fitness center with showers and lockers
- Corporate Deli & Grill
- Five passenger elevators, one freight elevator
- Three conference rooms
- Co-working spaces available
- Bike storage
- 24/7 security
- On-site property management



Downtown CBD Access

100 ft

From 16th Street Mall & RTD Free Shuttle

94

Transit Score

30+

Restaurants Nearby

95

Bike Score

2 Blocks

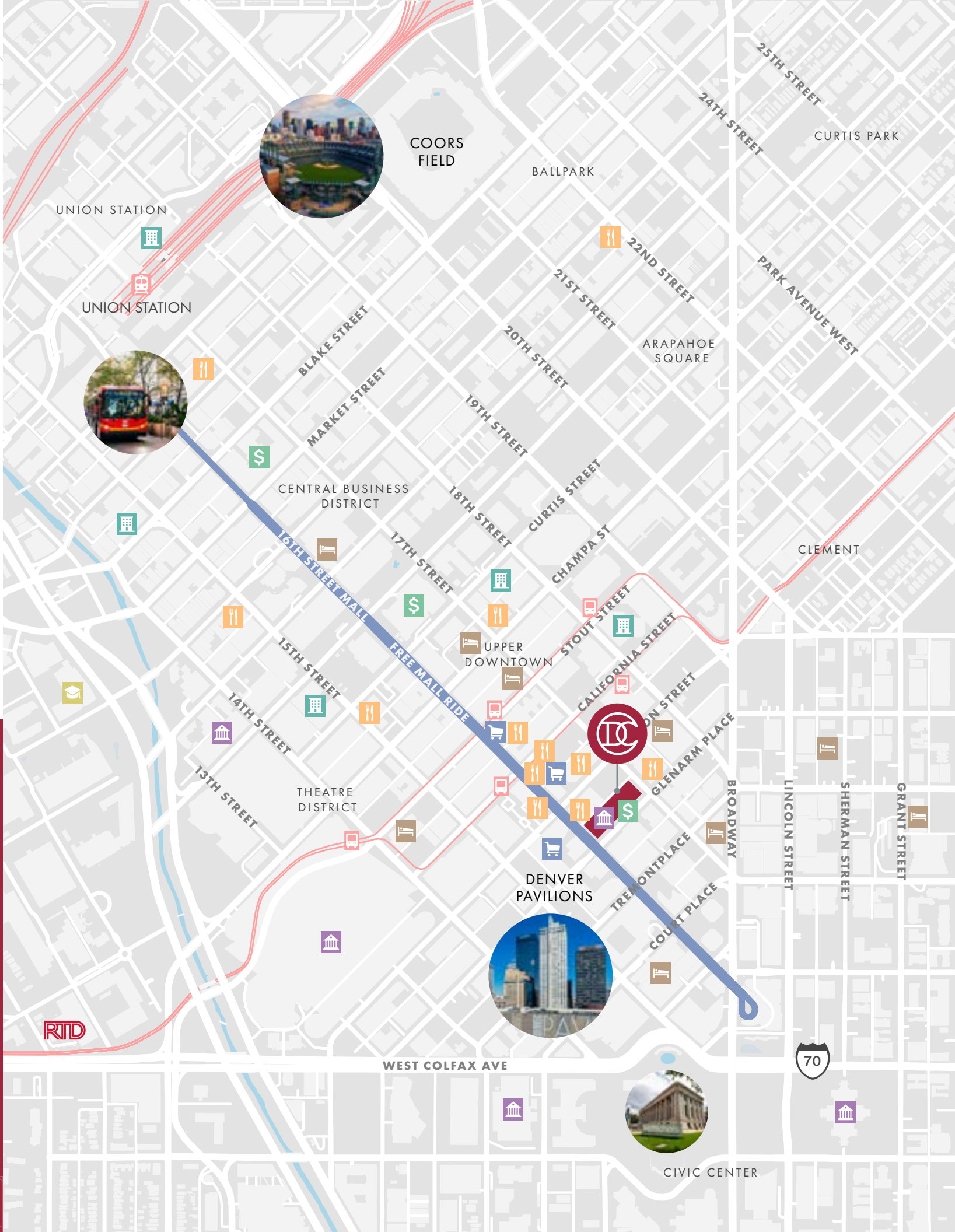
From Denver Pavilions open air mall

99

Walk Score

Nearby Retail

dining	Biker Jim's Gourmet Dogs Chipotle Salvaggio's Deli Snarf's Sandwiches Appaloosa Grill Henry's Tavern	Otra Vez Cantina Jimmy Johns Giordano's Sam's No. 3 Panzano The Capital Grille Oxford Hotel	hotel	Embassy Suites by Hilton Grand Hyatt Magnolia Hotel Renaissance Denver Sheraton Denver Downtown	Hampton Inn & Suites Westin Denver Downtown Warwick Denver Brown Palace Hotel & Spa	residential	The Spire Brooks Tower The Quincy	The Coloradan Guard and Grace
finance	JPMorgan Chase Wells Fargo	Charles Schwab	entertainment	Colorado Convention Center Denver Center for the Performing Arts	Paramount Theatre US Mint - Denver Mint Civic Center Park	retail	Target H&M	Denver Pavilions
						university	University of Colorado	



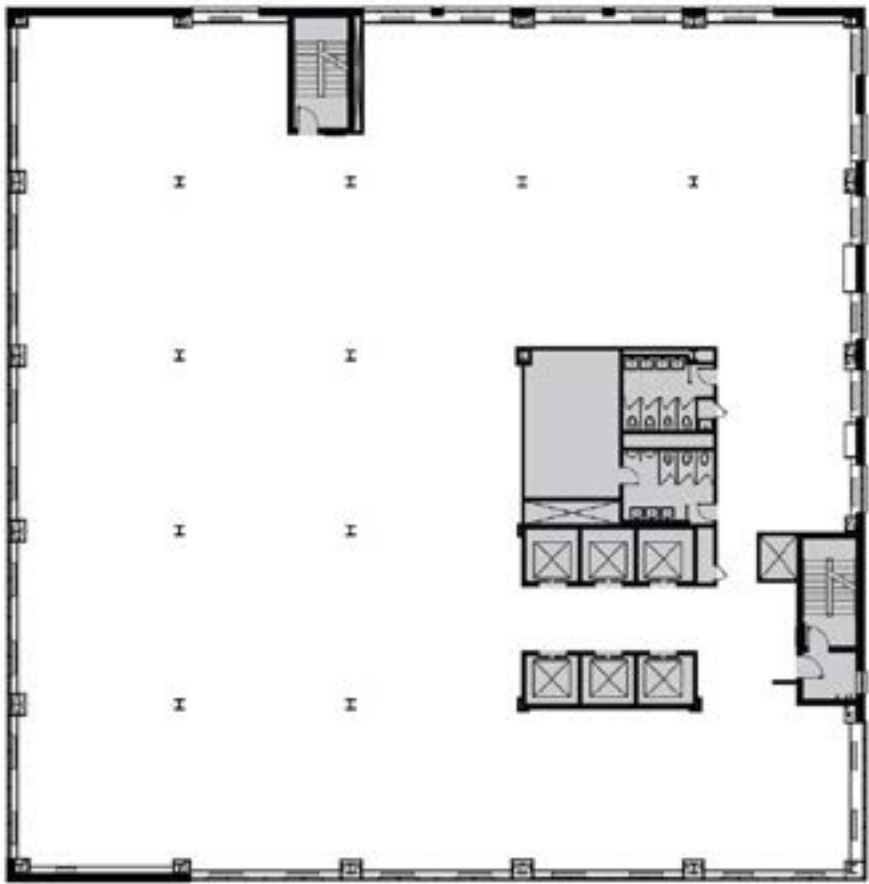


7th & 8th Full Floors

16,000± SF

Typical Floor Plate

- 360 degree window lines with abundant natural light
- 7th & 8th full floors vacant ready for occupancy
- Shell condition



Spec Suite Finishes

Move-in Ready Spec Suites

1,256 RSF - 5,705 RSF
Suites Available

Suite 1205	1,256 RSF
Suite 1450	2,665 RSF
Suite 1050	2,786 RSF
Suite 200	2,877 RSF
Suite 650	3,196 RSF
Suite 620	4,066 RSF
Suite 1405	5,600 RSF
Suite 1400	5,705 RSF



Suite 620



THE BUILDING

OFFICE LEASING

Andrew Piepgras
303.882.6591
apiepgras@lpc.com

Peter Thomas
303.324.0677
pthomas@lpc.com

Lincoln



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