

EQUITABLE BUILDING- BEAUTIFUL GROUND FLOOR UNIT WITH NEW INTERIOR

730 17th Street, Unit 1C, Denver, CO 80202



SALE PRICE	\$1,100,000.00	PRICE PSF (RENTABLE): \$232.00**	PROPERTY TYPE: RETAIL/OFFICE CONDO
Available SF (Rentable):	4,740 SF	Usable SF: 4,086 SF	Year Built: 1890 - Renovated 2011
Building Size:	173,417 SF	Zoning: D-C	Market: Downtown Urban
Submarket:	CBD	Central Business District	Monthly HOA - \$5,055 - \$12.79 S.F.

PROPERTY OVERVIEW

A rare opportunity to buy a highly visible 1st floor retail/office condominium with mezzanine offices with Stout Street and 17th Avenue street frontage. ASK PRICE, RENT EQUIVALENT TO APPROX. \$16.25 SF NNN - MUCH LOWER THAN 1ST FLOOR RETAIL RENTS IN THE AREA. It provides a turn-key opportunity of a great location for a financial institution or other commercial user looking for a signature location in Downtown Denver. The Equitable Building is in a class all by itself with ornate finishes, Tiffany stained glass, open curved master stairwell and an array of different office improvements. This Italian Renaissance Revival Edifice is filled with intricate brass details, marble wainscoting, marble mosaic tiles in Byzantine motifs on the vaulted ceilings, and elegant chandeliers on the interior and granite blocks, grey brick, terra cotta banding, and elegant details abound on the exterior. The unit is currently finished out with TWO vaults including a 35-ton circular walk in vault and updated clean white finishes throughout the offices, conference room, hallways and lobby. One of Denver's finest and storied historic properties converted to condominiums in 2011. **Ask broker about unfinished SF not included in this price as well as prominent exterior corner building signage per picture above. ***RECENTLY REDUCED**

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LEASE HIGHLIGHTS

- Beautiful interior renovation undertaken in 2023 adding modern, clean finishes to the original elegant appearance
- 3,056 usable/3,545 rentable SF on 1st floor: 1,030 usable/1,195 rentable SF on mezzanine available;
- Abundant natural light streaming thru large picture windows on both floors
- Amenities include – on-site property management, workout facilities, common conference room, on-site security guard, 24/7 hours law library, pet friendly workplace and bike storage room
- ATM window possible along 17th Avenue with building HOA approval required;
- Three semi-private bullpen offices
- Conference room with built-in electronic technology for presentations;
- Breakroom/kitchen area with sink and privacy door;
- 5 private offices
- Spacious lobby with space for guest seating;
- Direct access and signage opportunity to Equitable Building lobby;
- Excellent "monument" signage available exterior hard corner of the building in multiple locations
- 2025 Property Tax – \$19,273.00
- Minimum 5 year lease also considered but longer term(s) preferred, Net Net, Net Lease – contact Broker for breakdown of current expenses included
- **Contact Broker about building's "Special Assessment" to commence Spring 2026 to complete 4 large capital projects**



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LOCATION OVERVIEW – OWN A PART OF THE DOWNTOWN DENVER REAL ESTATE RESURRECTION!

Downtown Denver is experiencing significant residential development, including large mixed use projects and conversion of obsolete office buildings into apartments and condos. In addition to adding thousands of new housing units to revitalize the city core e.g. (1) The conversion of the office complex at 621 & 633 17th Street into a multifamily residential complex with about 700 units, (2) The Symes & University Buildings on 16th Street, (3) Petroleum Building along 16th Street (4) 178 Market Rate apartments adding income restricted homes at The Denver Dry Goods building, (5) the proposed conversion of affordable and proposed conversion of market-rate units at 475 17th Street. In addition, the 16th Street Mall Revitalization Project is now complete and the City is conducting studies to convert Stout Street to a two-way street which would increase the neighboring vehicular traffic. In 4th Qtr 2025, four office towers also traded hands at significant discounts thus opening more redevelopment opportunities. This 1st floor hard corner commercial corner space is in the heart of the Central Business District within one block of the newly expanded and pedestrian-friendly 16th Street and in the MIDDLE of all these exciting new real estate projects previously mentioned. The Equitable Building sits across the street from an RTD light rail stop serving light rail up and down Stout Street and offers easy access to public transportation immediately in front of main access to Unit 1C and the Equitable Building.

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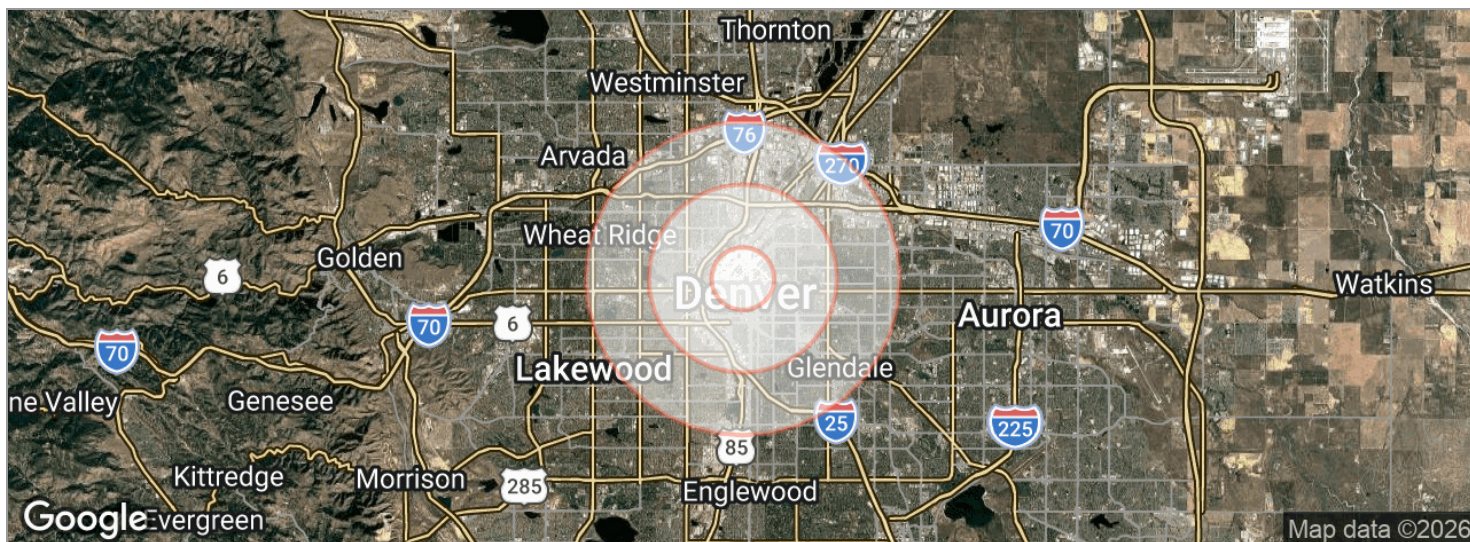
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	1 MILE	3 MILE	5 MILE
2025 Total Population	54,624	247,520	492,664
2025 Average Household Income	\$22,365	\$133,112	\$130,064
Businesses	9,373	25,664	41,985
Employees	115,526	238,914	367,848

TRAFFIC COUNTS

Champa St. NE of 17th St	17,084/vpd
18th St. NW of Champa St.	14,828/vpd
18th St. NW of Stout St.	11,878/vpd

* Demographics & Traffic counts provided by CoStar

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