



450

17TH AVENUE  
SUITE 310

**BUILDING TYPE** | CMX-8

**STATUS** | BUILT IN 2006

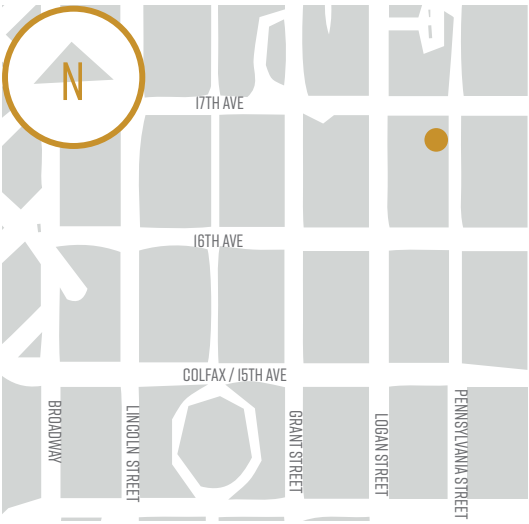
**SIZE** | 2,000 - 4,100 RSF

**PARKING** | 13 RESERVED

**EXPENSES/TAXES** | \$11.64 / PER SF

**LEASE RATE** | \$15.00 / SF NNN

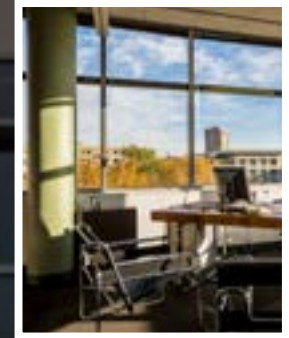




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**AMENITIES** | ORANGE THEORY & HENRY'S SALON ARE IN THE BUILDING! WALK OUT YOUR DOORSTEP TO FIND SOME OF DENVER'S TOP RESTAURANTS, INCLUDING: ACE, PARK & CO, STEUBENS, BEAST + BOTTLE, AND MANY MORE. JUST MINUTES FROM DOWNTOWN DENVER'S CBD, AND A 10 MINUTE WALK TO ANY TRANSIT SYSTEM, INCLUDING: LIGHT RAIL, 18TH/19TH STREET "CIRCULATOR" BUS SYSTEM.



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