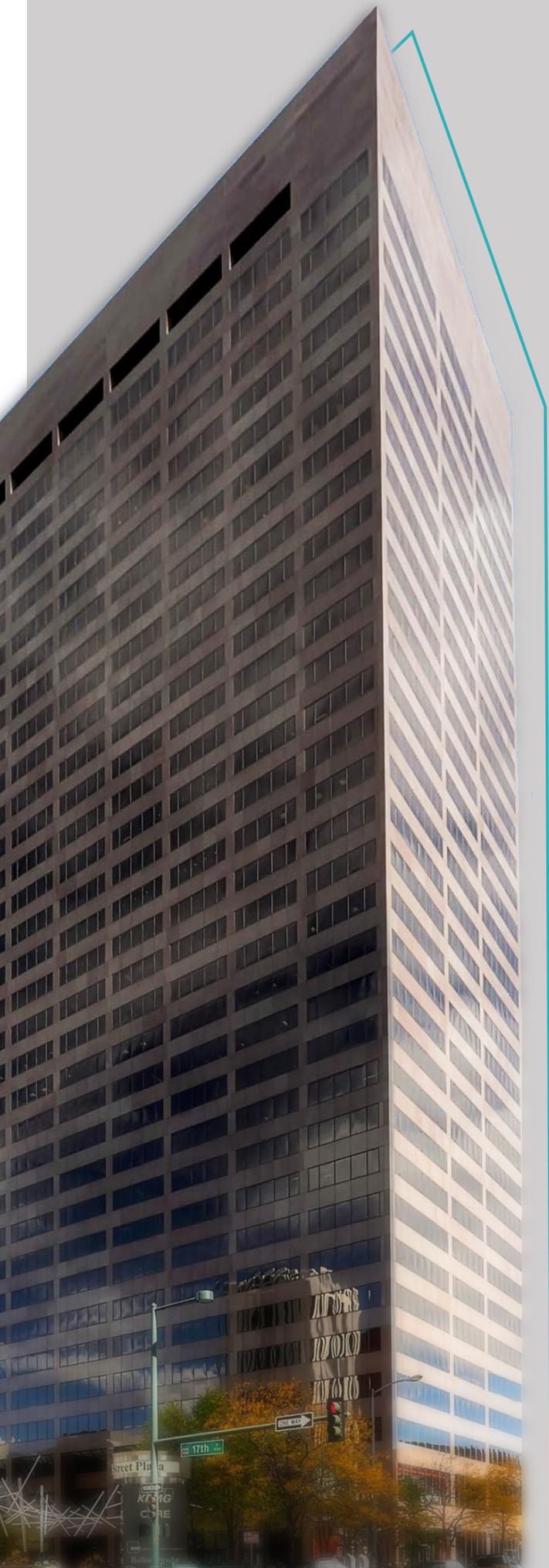


NEW SUBLEASE
AVAILABLE IMMEDIATELY

1225

SEVENTEENTH

CBRE



PLUG & PLAY SUBLEASE

32,563 SF

Partial 14th Floor & entire 15th floor

Term through 2/28/2027

Furniture Included

\$30.00 NNN

PARKING RATIO

Fully covered 1.08/1,000 SF

ONSITE AMENITIES

Heidi's Brooklyn Deli

Landscaped outdoor plaza

24/7 security and daytime concierge

Conference training center

Fitness center with new showers and lockers

Dry cleaning and shoe shining services

Outdoor lounge

1225

SEVENTEENTH



12/25

SEVENTEENTH



PARTIAL & FULL FLOOR SUBLEASE

Efficient suite with exterior offices and open interior

Internal stairwell with 2 floor atrium

Conference/huddle rooms, 2 kitchens, 58 offices,
open collaborative seating areas, hoteling, wellness room



12/25

SEVENTEENTH

EASILY ACCESSIBLE FROM
ALL OF METRO DENVER



DIA

40 min via car / 37 min via train



DINING

Immediate access to over 150
restaurants, hotels and other amenities



UNION STATION

4 blocks / Light Rail & Bus Service



ENTERTAINMENT

Easy walking distance to Coors Field
& The Pepsi Center



16TH STREET MALL

1/2 block from the 16th St. Mall Shuttle /
providing easy access to CBD & LoDo



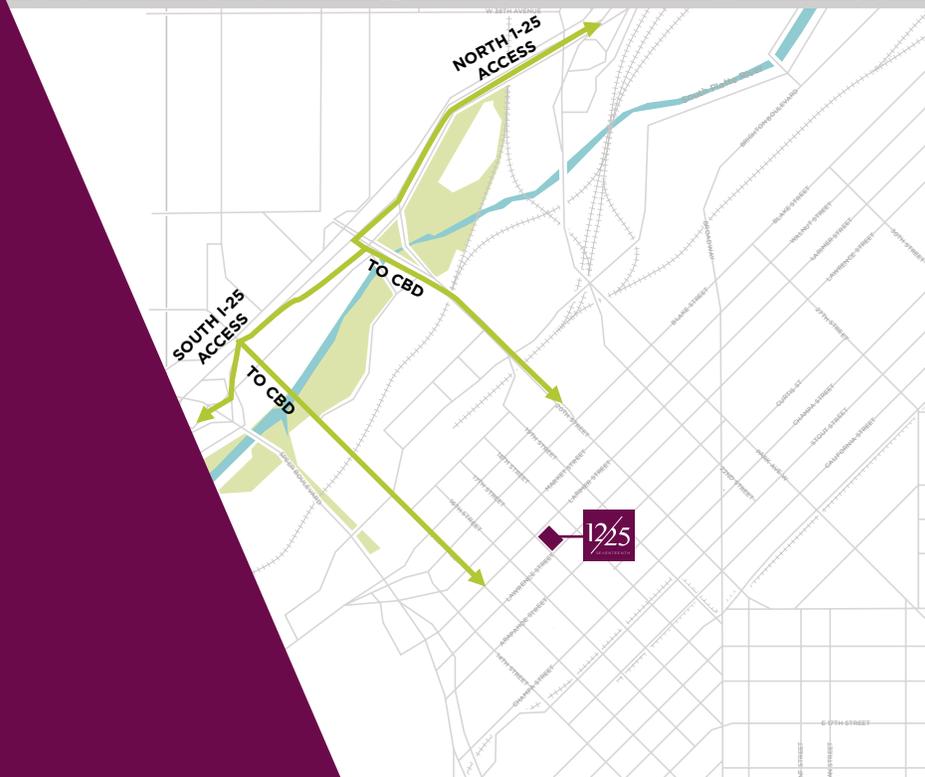
RESIDENTIAL

Over 5,000 multi-family units
in the area

AMENITIES



- 1 Thirsty Lion
- 2 Venice
- 3 Wynkoop Brewing
- 4 Urban Farmer
- 5 Avelina
- 6 Jax
- 7 Illegal Pete's
- 8 Cholon
- 9 Chipotle
- 10 SliceWorks
- 11 STK Steakhouse
Panera Bread
- 12 The Delectable Egg
Oskar Blues Brewery
- 13 Water Grill
- 14 Ocean Prime
Osteria Marco
Rioja
- 15 Milk & Honey
The Capital Grille
- 16 Smashburger
Cheesecake Factory
Mellow Mushroom
- 17 Palm Restaurant
- 18 Corner Bakery
- 19 Illegal Burger
- 20 Tokyo Joe's
Woody Creek Bakery & Cafe
Rock Bottom Restaurant
- 21 Panzano
- 22 Starbucks
- 23 Heidi's
- 24 Sakura House
- 25 Dierks Bentley's Whiskey Row
- 26 Pony Up



PERIMETER OFFICES WITH GREAT VIEWS



MOVE-IN READY SPACE WITH PRIVATE ELEVATOR LOBBY

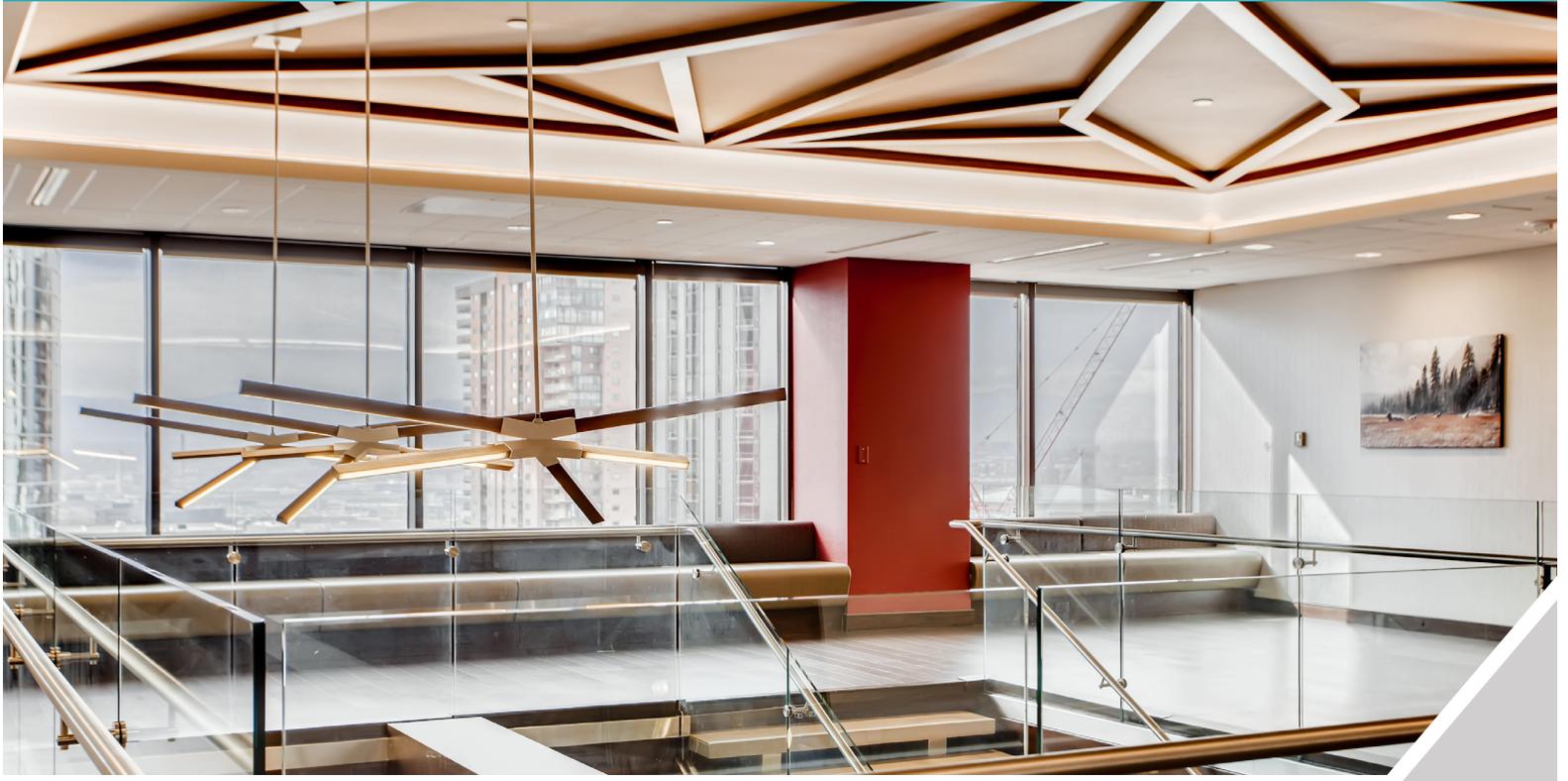
COMMUNITY BREAK ROOM & EXECUTIVE KITCHEN



COLLABORATIVE MEETING AREAS



UNIQUE DESIGN FEATURES



IMPRESSIVE RECEPTION & CONFERENCE ROOM



12/25

SEVENTEENTH

SUBLEASE FLOORPLANS

14th & 15th floor sublease. Term through 2/28/2027

32,563 RSF

\$30.00 NNN

Full 15th floor & partial 14th floor sublease available immediately

Efficient open area with collaboration
spaces and perimeter offices

58 offices

Conference/huddle rooms

2 kitchens

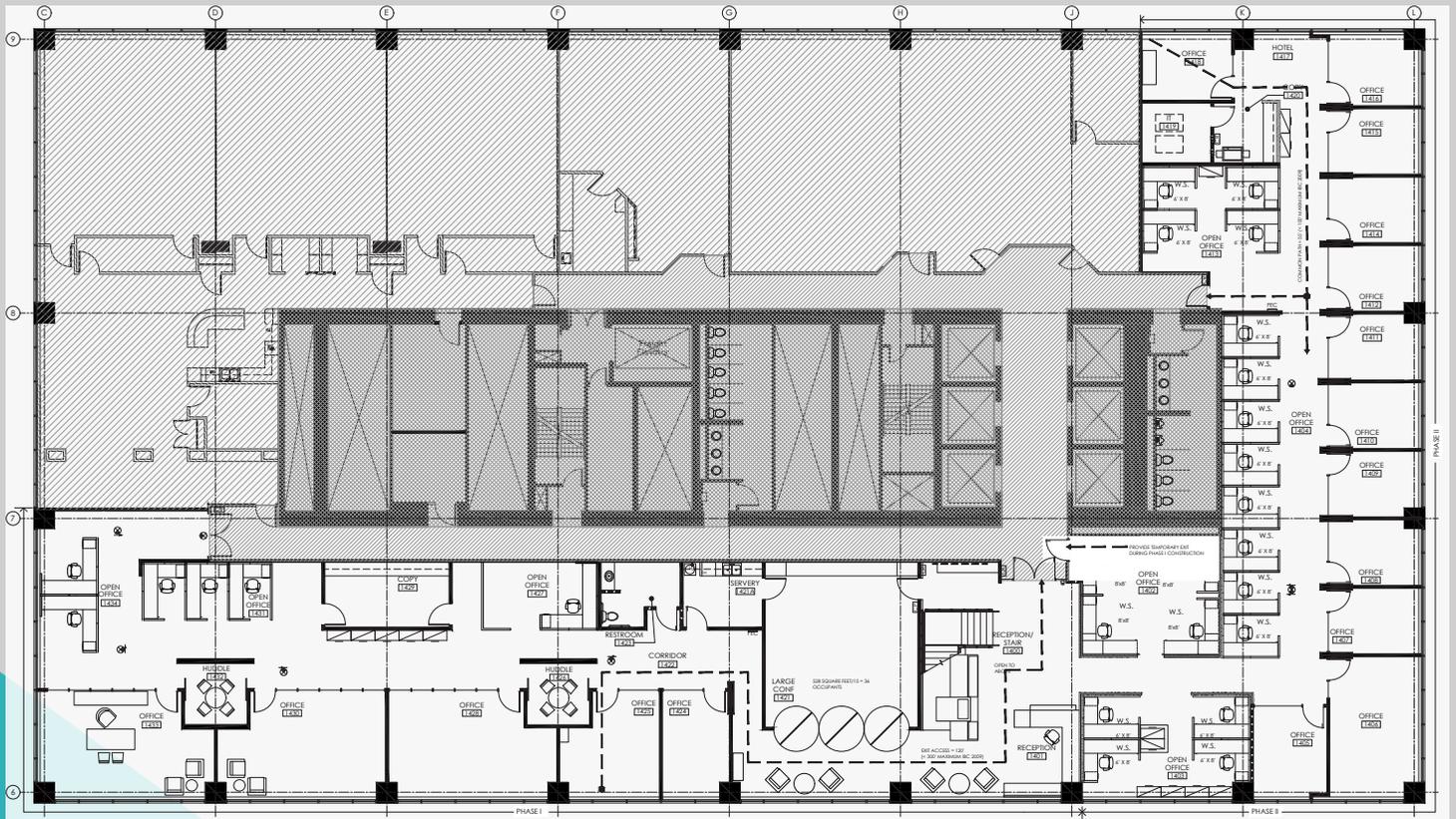
6 collaborative areas

Hoteling

IT, Copy/Print, ADA Restroom, Wellness Room & Storage

12/25

SEVENTEENTH



14th FLOOR PLAN

11,963 RSF



15th FLOOR PLAN

20,600 RSF

12/25

SEVENTEENTH

CBRE

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