

4643 South Ulster Street | Suite 1000 | Denver, CO 80237

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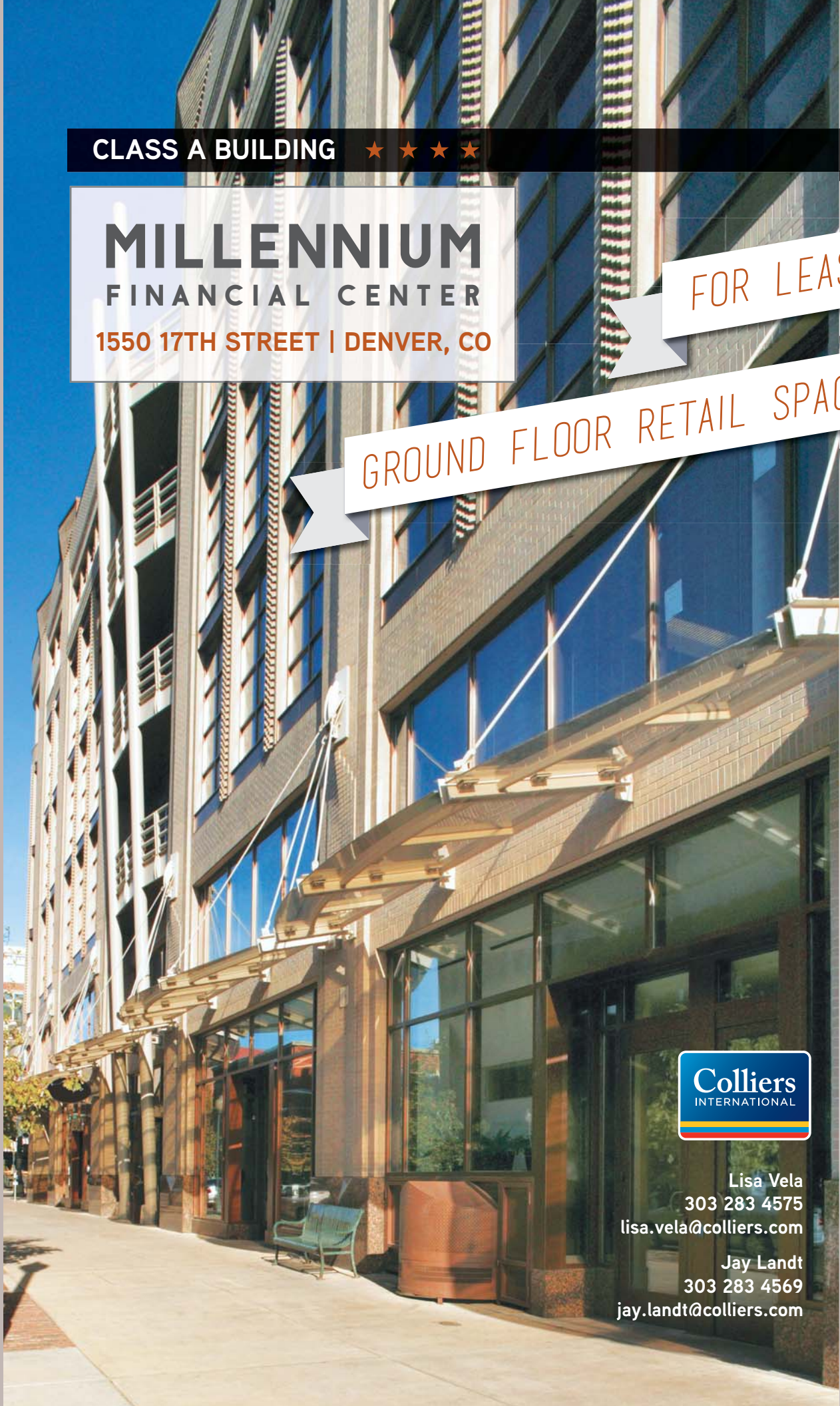
CLASS A BUILDING ★ ★ ★ ★

MILLENNIUM FINANCIAL CENTER

1550 17TH STREET | DENVER, CO

FOR LEASE

GROUND FLOOR RETAIL SPACE



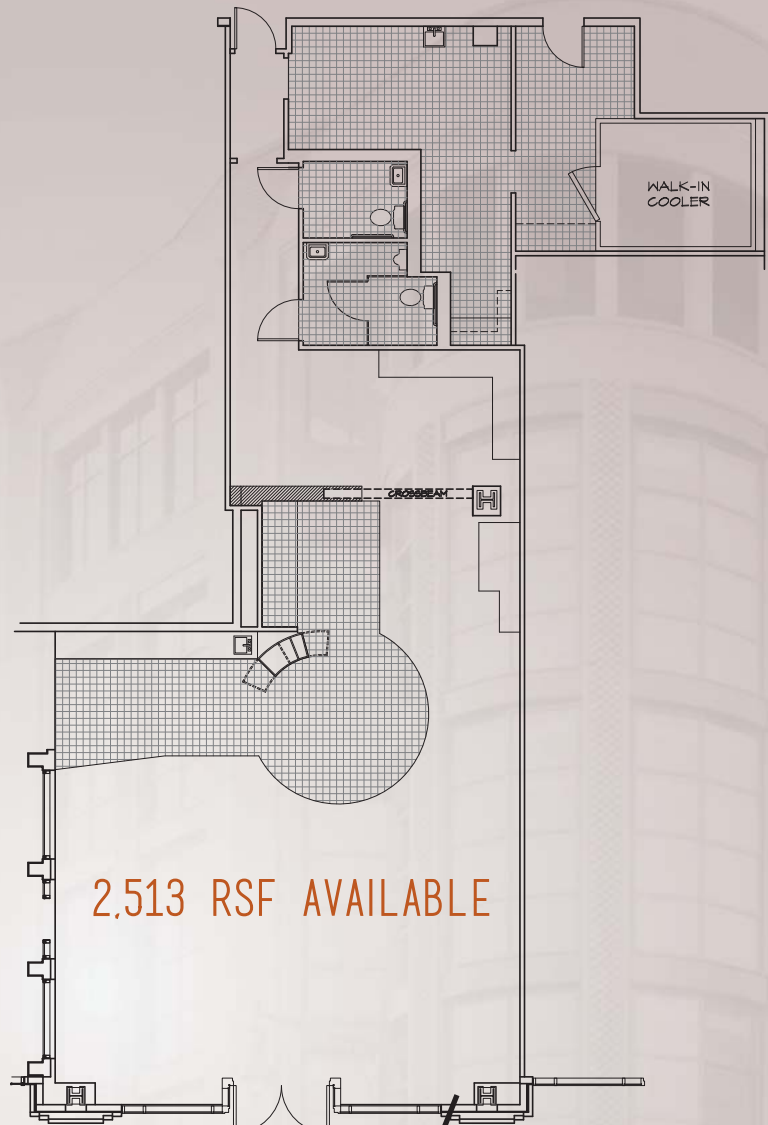
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SITE PLAN



PROPERTY INFORMATION / HIGHLIGHTS

- › Class A Building - Ground Floor Retail Available
- › Year Built: 2000
- › Total Building Size: 133,500 RSF
- › Total Number of Employees: 425
- › Available: 2,513 RSF
- › Estimated NNN: \$15.89/RSF (2018)
- › Rate: Contact Broker for Pricing
- › One Block from Union Station
- › Former coffee shop
- › Located next to Avelina - One of the top new restaurants in Denver (2016)

DEMOGRAPHICS *DRIVE TIME SOURCE: ESRI 2016 ESTIMATES

	POPULATION	
	*3 MINUTES	*5 MINUTES
	6,981	17,981
	AVERAGE HH INCOME	
	*3 MINUTES	*5 MINUTES
	\$103,610	\$106,664
	DAYTIME POPULATION	
	*3 MINUTES	*5 MINUTES
	48,333	92,781
	AVERAGE RESTAURANT EXPENDITURES PER HOUSEHOLD/PER YEAR	
	*3 MINUTES	*5 MINUTES
	\$4,497.13	\$4,669.03

