



303

EAST 17TH AVENUE

303

EAST 17TH AVENUE

Steps away from dining, entertainment and transportation. Located minutes from downtown Denver in the vibrant Uptown neighborhood.

Uptown is one of Denver's most walkable and dense neighborhoods. This area features some of the best eating establishments in Denver.

Blend business with life and explore higher-level office space at 303 East 17th Avenue.



RENOVATIONS COMPLETE

- » Elegant lobby finishes
- » Fitness center with new machines, weights, yoga area, squash court, racquetball court and indoor basketball court
- » Large collaborative atrium
- » Secure bike storage for tenant's bikes

CLASS
A

BUILDING SIZE
295,282 SF

FLOORS
12

LEASE RATE
\$33/SF FSG

OPERATING EXPENSES
\$13.84/SF

PARKING
1.33/1,000 SF

A photograph of a modern building lobby. The wall is covered in a large, textured, light-colored material that looks like stone or concrete. In the foreground, there are several black, modern-style chairs. A staircase with a glass railing is visible on the right side. The ceiling has recessed lighting.

**ELEGANT
LOBBY
DESIGN**



VIBRANT UPTOWN OFFICE



BUILDING FEATURES

- » Located in the heart of Uptown at 17th Avenue between Logan and Grant
- » Awarded LEED Gold 2011
- » Excellent ingress/egress with parking garage access via Logan and Grant Streets
- » On-site café
- » Property manager on-site
- » 24-hour security attendant on-site
- » Large common conference room
- » Walkable neighborhood with numerous restaurants, hotels, retail, and health clubs

SUITE 325: 2,620 RSF

Plug & play space with furniture and cabling in place.
Corner suite with perimeter offices.

SUITE 500*: 4,048 RSF

Corner suite with great views

SUITE 575*: 2,997 RSF

Open, new tech build-out



SUITE 585*: 7,420 RSF

Perimeter and partitioned offices

SUITE 800: 7,050 RSF

Newly constructed plug n play

SUITE 950: 9,162 RSF

Highly partitioned, will modify to suit

* contiguous for 14,465 RSF



On-Site Café



State-of-the-Art
Fitness Center



Abundant
Retail + Dining
Nearby



Secure Bike
Storage



24-Hour
Security On-Site

WALKABLE. BIKEABLE. TRANSIT-ORIENTED.



303 East 17th Avenue is conveniently situated near apartments, hotels, shopping, dining, and entertainment.

Located on the bustling restaurant row, the stretch of 17th Avenue running from Broadway to City Park that is lined with cafés, bistros, pubs, and fine dining - almost all of which feature an outdoor patio.





303

EAST 17TH AVENUE

FOR LEASING INFORMATION, PLEASE CONTACT

PETER THOMAS
303.324.0677
pthomas@lpc.com

ANDREW PIEPGRAS
303.226.8209
apiepgras@lpc.com

LINCOLN
PROPERTY
COMPANY