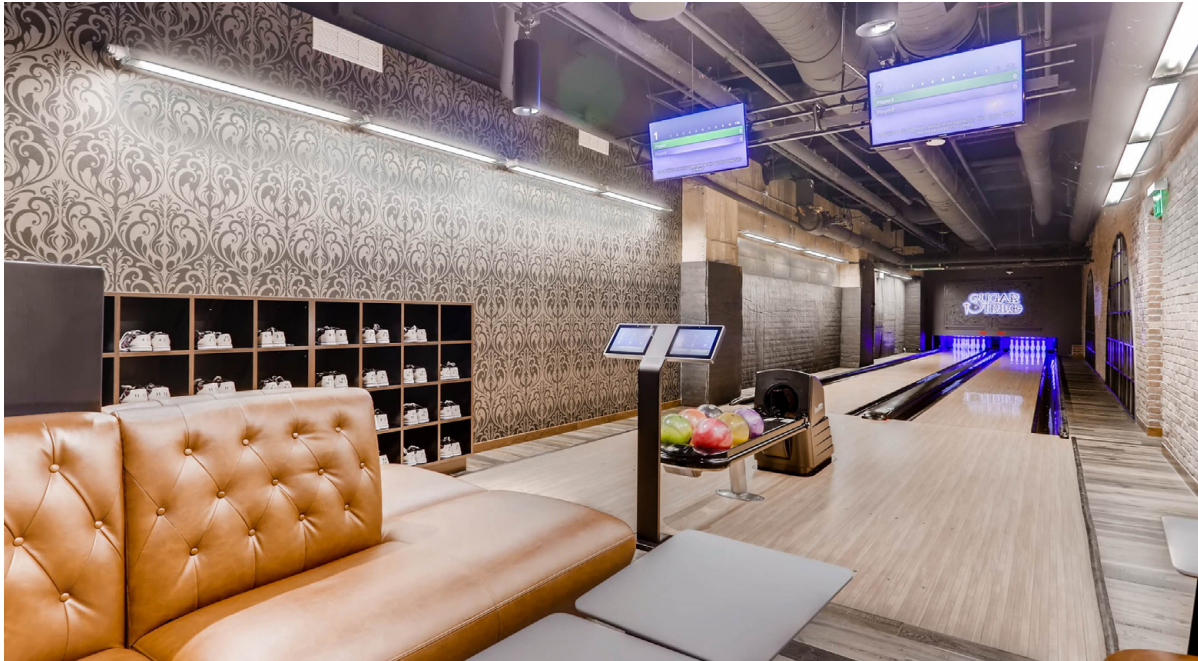


THE DC BUILDING

518 17TH STREET • DENVER, CO 80202

REDEFINING THE DOWNTOWN OFFICE EXPERIENCE



BOWLING ALLEY



FITNESS CENTER



SHOWERS & LOCKERS



DELI



BIKE STORAGE



MEETING ROOMS



CURIOS? GIVE US A CALL...

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UNICO

THE BUILDING

518 17TH STREET • DENVER, CO 80202



SNAPSHOT

MIN AVAILABLE	1,243 RSF
MAX AVAILABLE	100,000 RSF +
BUILDING TOTAL	274,598 RSF
YEAR BUILT	1954
RENOVATED	2019
ELEVATORS	Six (6)
FLOORS	24
FLOORPLATE	+/- 16,000 RSF

LEASE RATES

\$31.00-\$33.00/SF FSG



99

WALK SCORE



94

TRANSIT SCORE



95

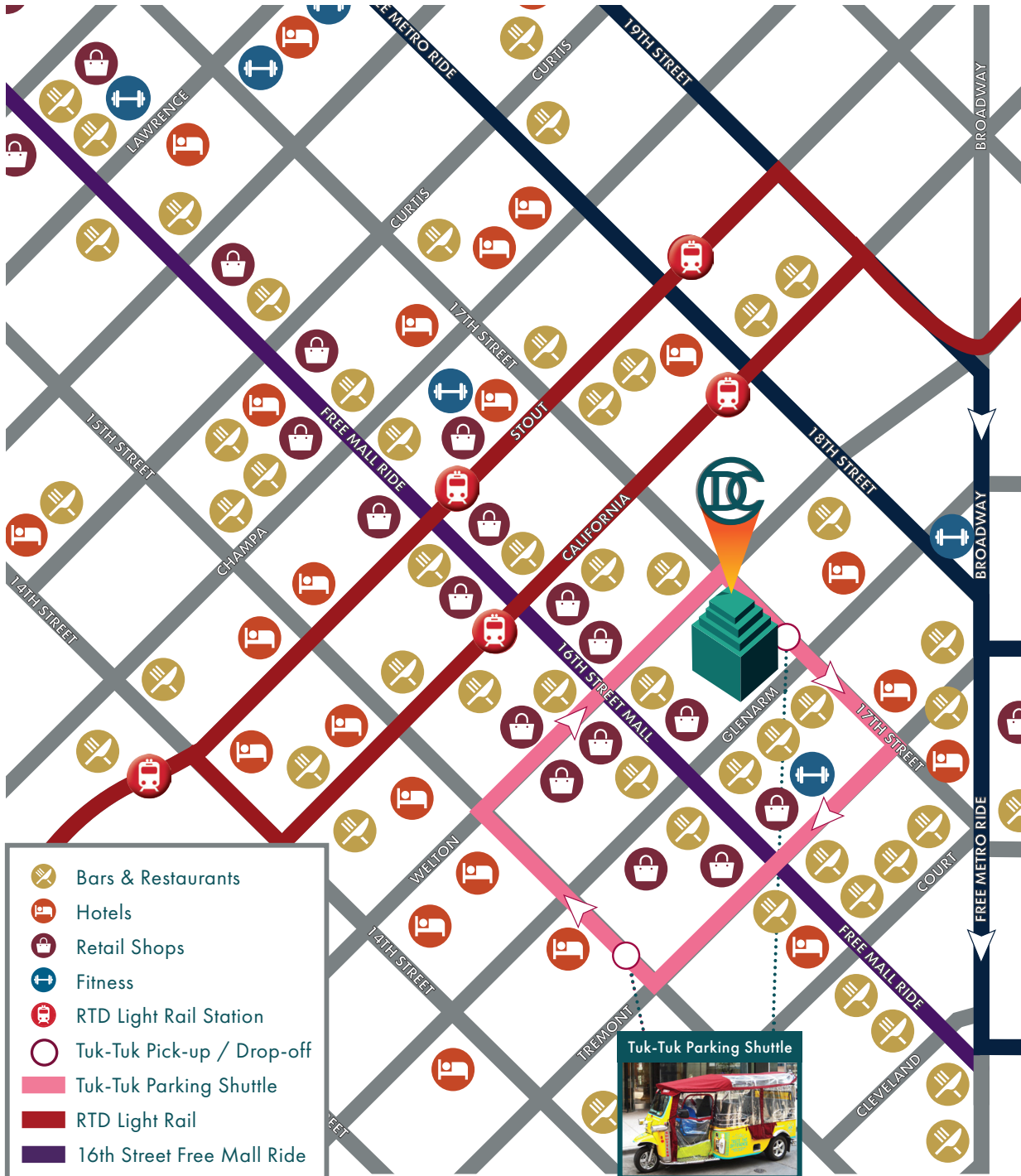
BIKE SCORE











- Can Accommodate 1,243 RSF to 100,000 RSF+ Requirements
- \$10M Upgrades & Renovations Completed in 2019
- Two-Lane Bowling Alley & Exclusive Tenant Lounge
- Fitness Center with Showers & Locker Facilities
- Three (3) Conference Rooms for Tenant Use
- Convenient On-Site Deli & Bike Storage
- Two (2) blocks from 18th & California Light Rail Station
- One (1) block from Denver Pavilions & 16th Street Mall
- 30 Restaurants within a Three (3) Minute Walk!



THE BUILDING

JUST STEPS FROM DENVER'S BEST DINING & SHOPPING



-  Bars & Restaurants
-  Hotels
-  Retail Shops
-  Fitness
-  RTD Light Rail Station
-  Tuk-Tuk Pick-up / Drop-off
-  Tuk-Tuk Parking Shuttle
-  RTD Light Rail
-  16th Street Free Mall Ride
-  Free MetroRide



Below Market Rates: \$175/month Shuttle pick-up/drop-off every 5 minutes

75+
RESTAURANTS

34
HOTELS

50+
RETAIL SHOPS

50+
PARKING OPTIONS

5
LIGHT RAIL STATIONS

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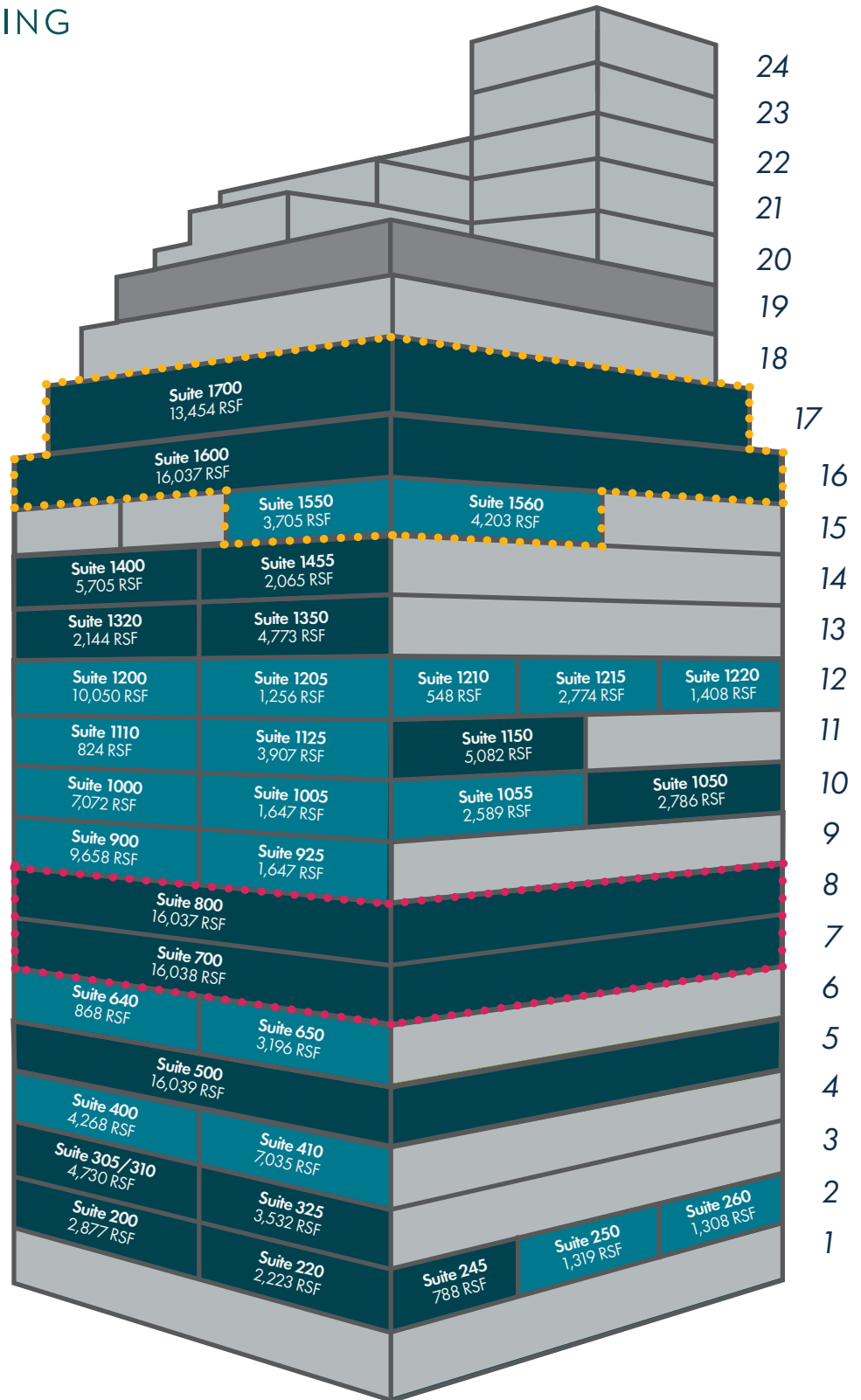
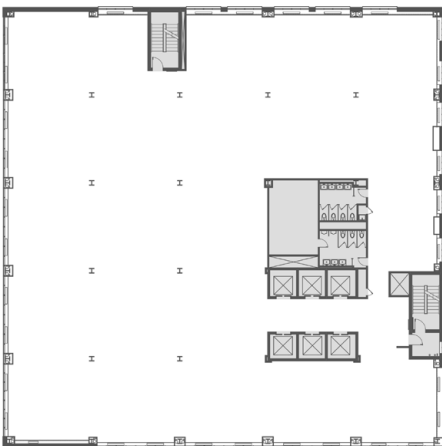
THE DC BUILDING

- Available Individual Suite
- Available Contiguous Space
- Leased Office Space
- The Denver Club

Available as 1 block
(37,399 SF)

Available as 1 block
(32,075 SF)

SAMPLE FLOORPLATE



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