

For Sale

4,601 SF

Free-Standing Office Building in Uptown



# 1717 Downing Street

Denver, Colorado 80218

## Property Overview

- Unique 4,601 SF stand-alone office building for sale
- Great live/work opportunity or can be easily multi-tenanted
- Centrally located in the heart of Uptown, surrounded by restaurants, cafes, coffee shops, and more
- Lots of natural light, exposed brick throughout, oversized two (2) car garage, and ample surface parking
- Main level features five (5) large offices, conference room, kitchen, half bathroom, and storage
- Updated lower level has two (2) offices, conference room, full bathroom, kitchen, copy room, and abundant storage
- Walk Score (83), Transit Score (59), Bike Score (98)

**Sale Price: \$1,200,000**

## Property Facts

Building Size:	4,601 SF
Lot Size:	7,279 SF
Year Built:	1940
Taxes (2019):	\$15,243.88

For more information:

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1400 Glenarm Place, Suite 100

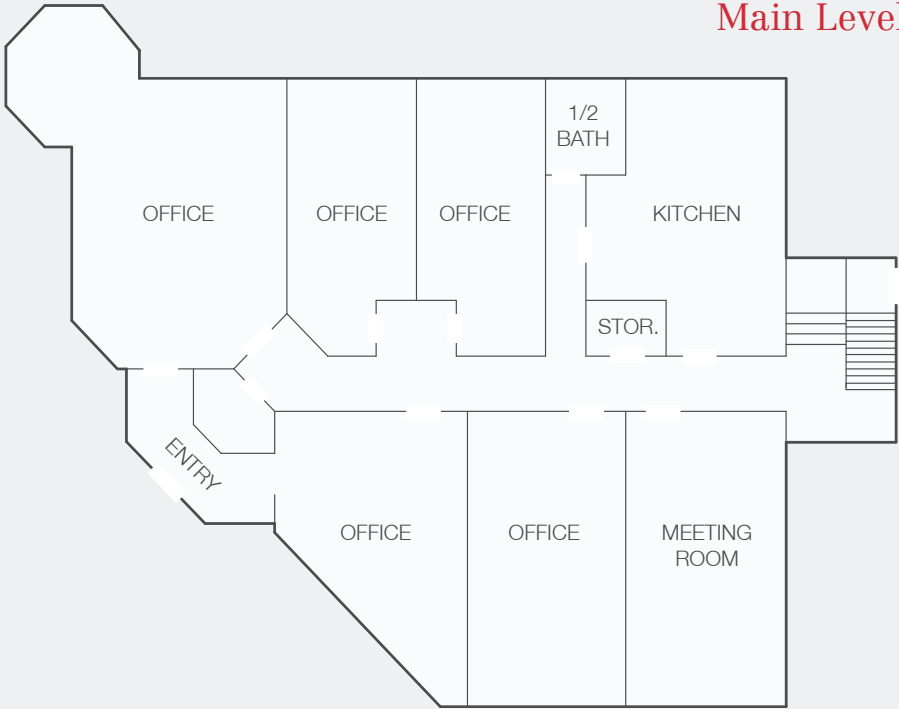
Denver, CO 80202

303 534 5005

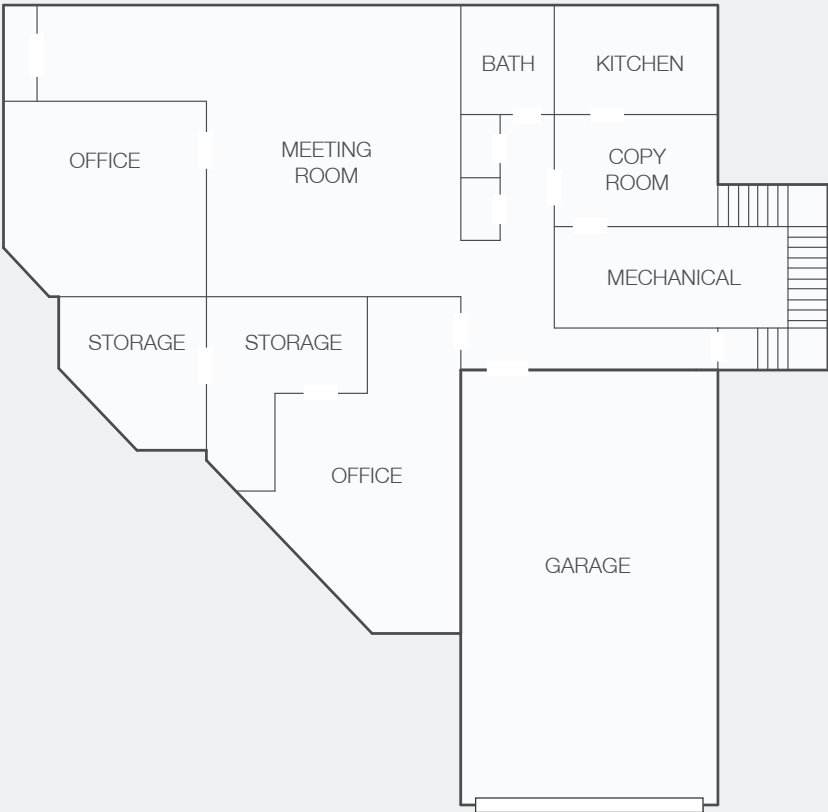
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Main Level



Lower Level



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