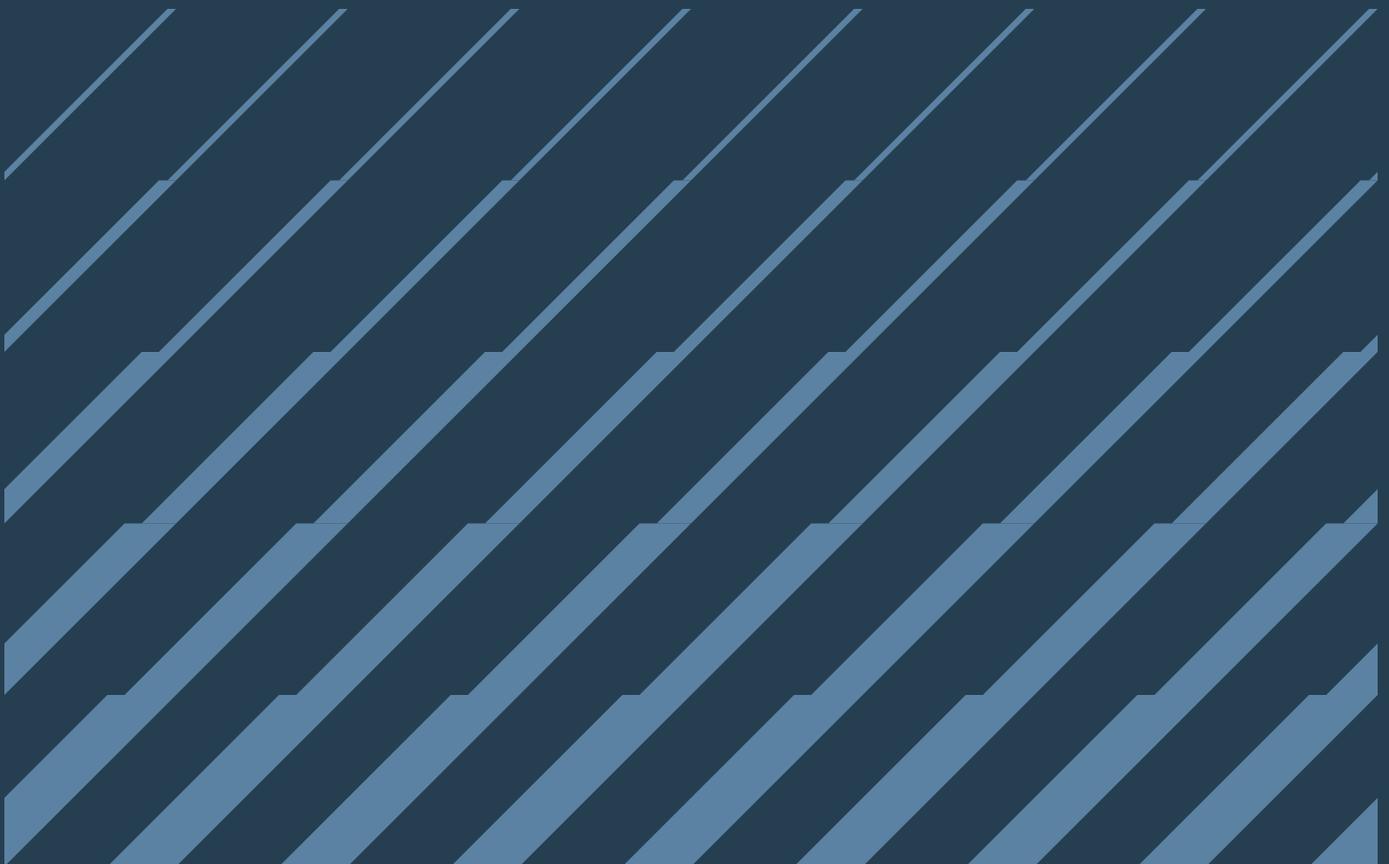
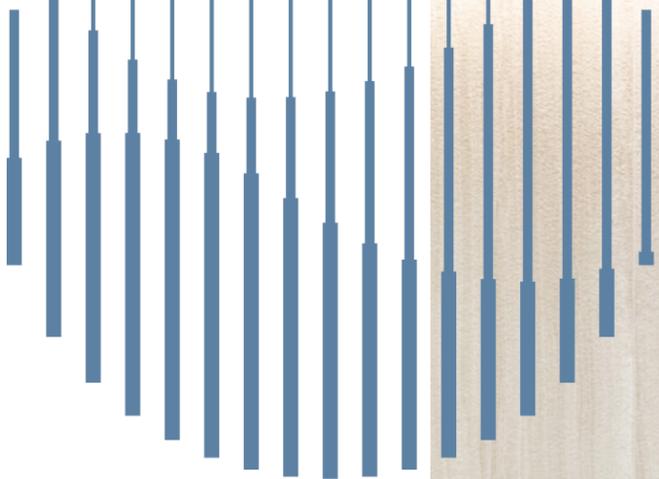


CITY
CENTER

707 & 717 17th Street





WELCOME TO THE CENTER OF IT ALL

City Center brings together two modern Class-A office towers offering over 1.3 million square feet of workspace in the heart of downtown Denver. Thoughtfully designed, amenity-rich and focused on long-term sustainability, City Center creates an elevated environment where business, culture and convenience meet.



**CITY AND
MOUNTAIN VIEWS**



**CREATIVE
BUILD-OUTS**



**MODERN
FINISHES**



**AMENITY-
RICH**



707 17th Street

A striking 42-story tower with timeless architecture and contemporary updates, 707 17th Street offers efficient layouts, panoramic views, and the comfort of a hospitality-forward environment. With highly adaptable floor plates, the building supports both creative and traditional workspace needs.

CLASS A

26,000 SF TYPICAL FLOOR SIZE

579,000 SF

5-FOOT WINDOW MULLIONS

42 FLOORS

LIMITED COLUMNS



717 17th Street

Rising 29 stories with sweeping views and refined finishes, 717 17th Street delivers a sophisticated Class-A office experience. Efficient floor plates, limited columns, and expansive window lines create bright, flexible environments designed for today's modern workplace.

CLASS A

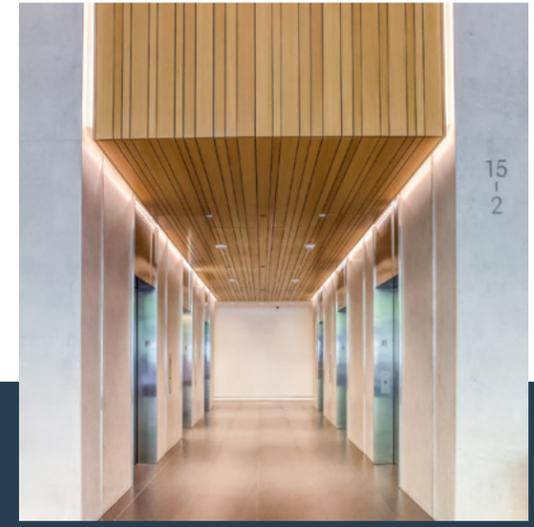
24,500 SF TYPICAL FLOOR SIZE

705,000 SF

5-FOOT WINDOW MULLIONS

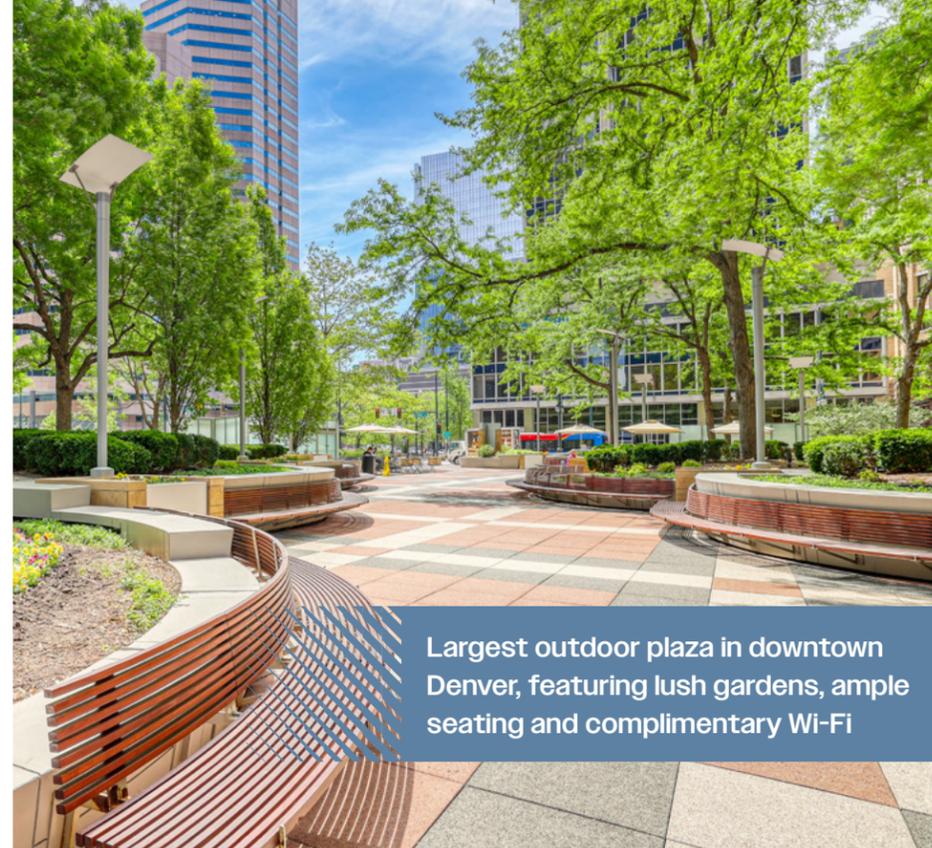
29 FLOORS

LIMITED COLUMNS



AMENITIES THAT SHAPE A BETTER WORKDAY

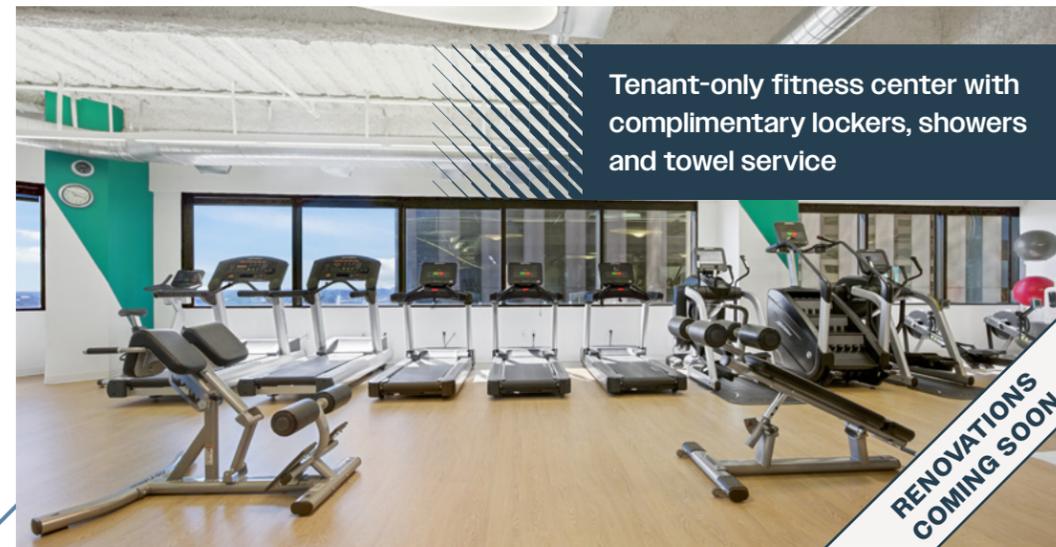
City Center offers a curated collection of amenities designed to support performance, well-being and connection. From a private fitness center with yoga studio and modern conference facilities to on-site dining, bike storage and Denver's largest outdoor office plaza, every detail is crafted to elevate the daily workplace experience.



Largest outdoor plaza in downtown Denver, featuring lush gardens, ample seating and complimentary Wi-Fi

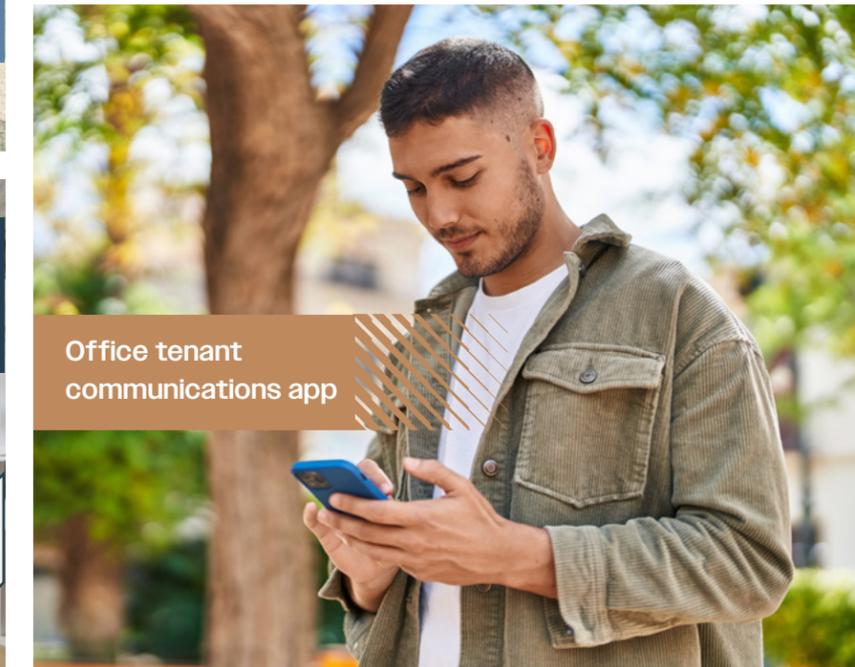


On-site retail, dining & amenities: Corner Bakery Café, Starbucks, Hilton Hotel, Green & the Grain

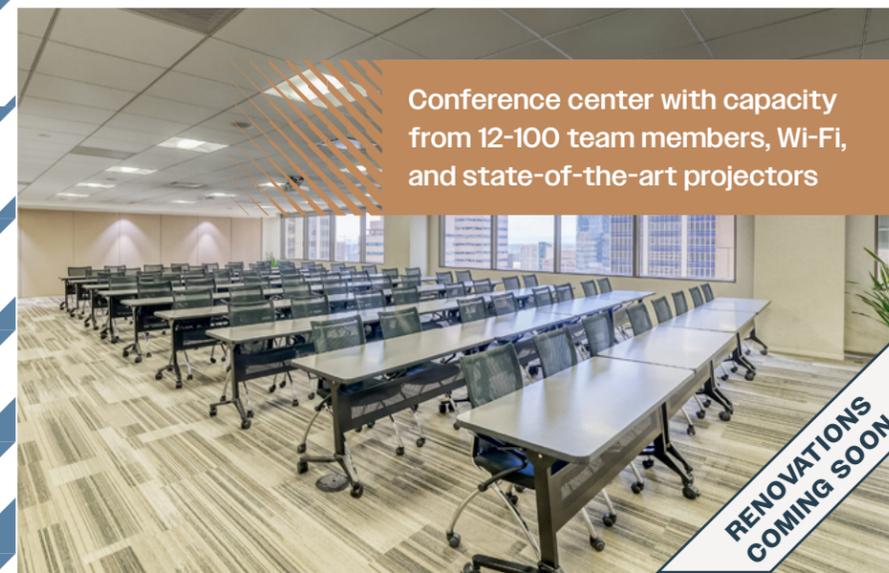


Tenant-only fitness center with complimentary lockers, showers and towel service

RENOVATIONS
COMING SOON

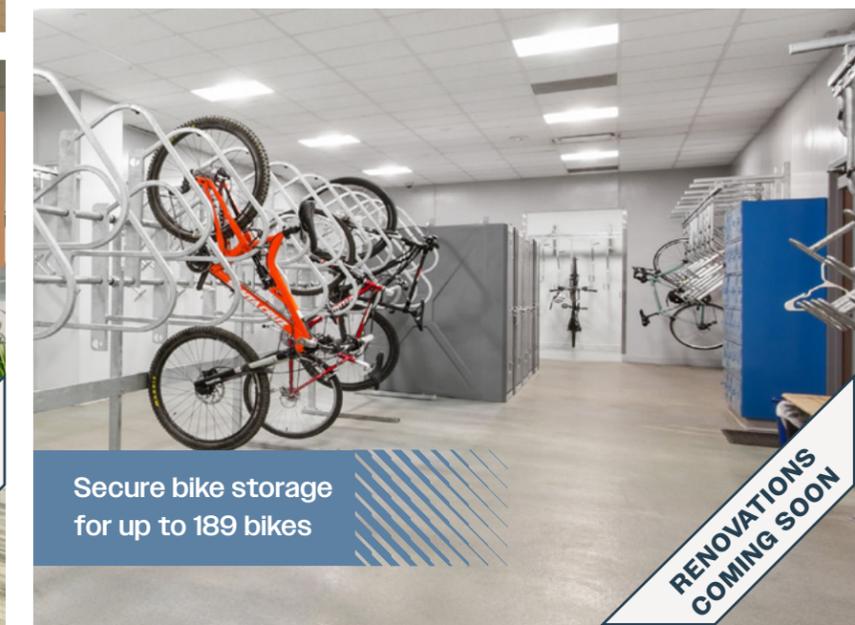


Office tenant communications app



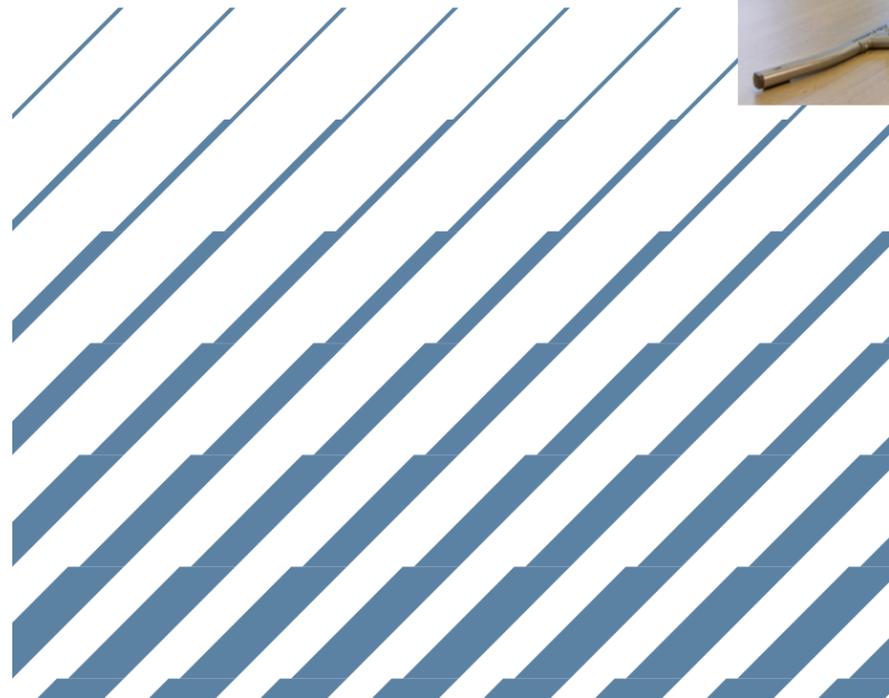
Conference center with capacity from 12-100 team members, Wi-Fi, and state-of-the-art projectors

RENOVATIONS
COMING SOON



Secure bike storage for up to 189 bikes

RENOVATIONS
COMING SOON



DOWNTOWN'S MOST WALKABLE ADDRESS

Located along Denver's Convention Corridor, City Center sits next to the Colorado Convention Center—placing tenants at the gateway to business, hospitality and entertainment. With a 99 Walk Score, the neighborhood offers effortless access to standout restaurants, hotels, retail destinations, and cultural venues all within minutes on foot.

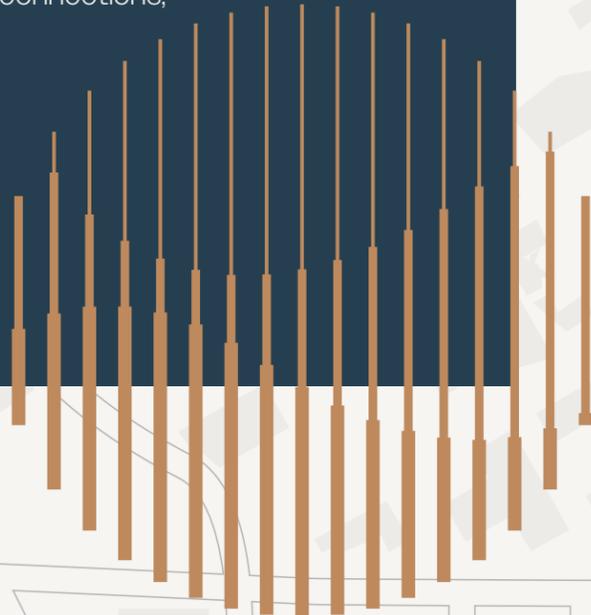
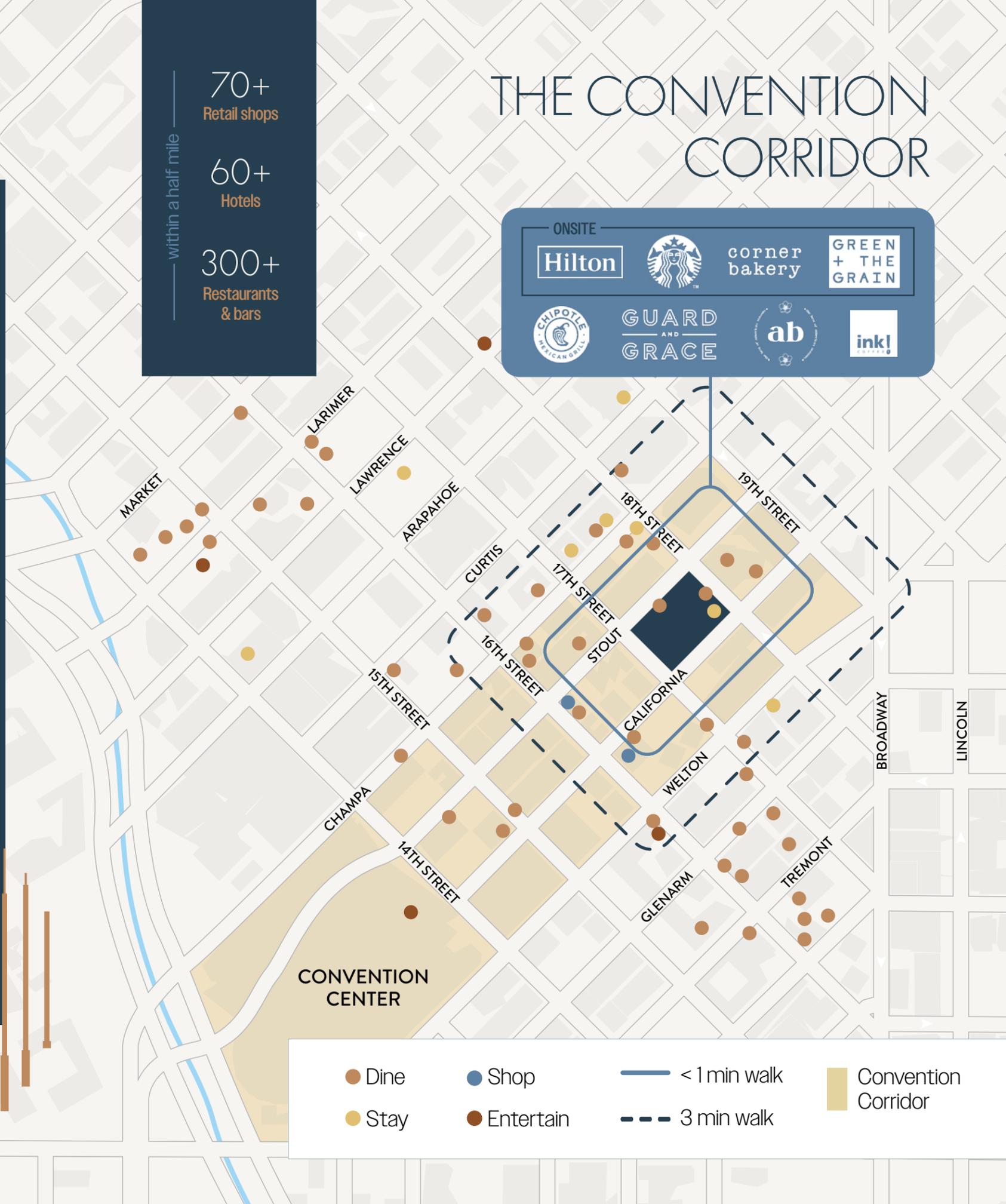
From celebrated spots like Guard and Grace to the newly revitalized 16th Street, award-winning hotels and seamless transit connections, City Center connects you to the amenities and energy that define downtown Denver.

EVERYTHING YOU NEED IS JUST STEPS AWAY.

within a half mile

- 70+ Retail shops
- 60+ Hotels
- 300+ Restaurants & bars

THE CONVENTION CORRIDOR



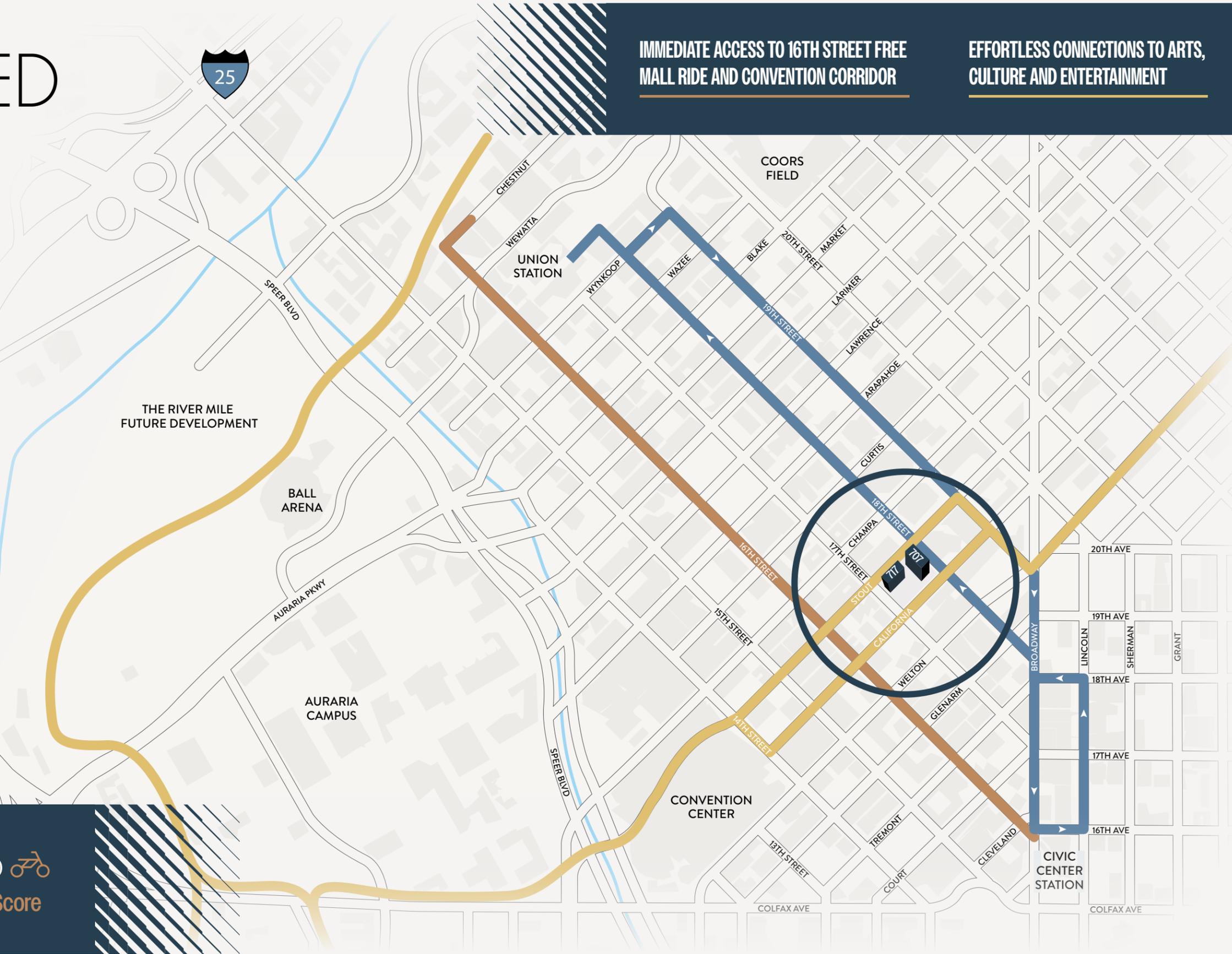
CONNECTED TO IT ALL

Situated at the center of Denver's most dynamic district, City Center places tenants steps from acclaimed dining, retail, culture, and transit. This is a walkable, transit-rich neighborhood where business, leisure and lifestyle converge—delivering unmatched access for employees and visitors alike.

IMMEDIATE ACCESS TO 16TH STREET FREE MALL RIDE AND CONVENTION CORRIDOR

EFFORTLESS CONNECTIONS TO ARTS, CULTURE AND ENTERTAINMENT

- FREE METRORIDE
- 16TH STREET FREE MALL RIDE
- LIGHT RAIL



99 Walk Score

96 Transit Score

96 Bike Score



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