

# INDEPENDENCE

— P L A Z A —

1050 17th Street, Denver, CO

[www.1050seventeenth.com](http://www.1050seventeenth.com)

# YOUR *next* STARTS HERE

**INDEPENDENCE PLAZA**, redesigned to fit the demands of the ever-changing Central Business District of Denver, is situated steps away from the bustling 16th Street pedestrian mall and an abundance of local hotels and restaurants all around. With attractive amenities located in the building and surrounding areas, Independence Plaza is here to take you to your *next*.

A

CLASS

1972

BUILT

2018

RENOVATED

25

FLOORS

567,287 SF

BUILDING SIZE

19,700 SF

TYPICAL FLOOR SIZE

1.0/1,000 SF

PARKING

658

COVERED SPACES  
IN HEATED GARAGE





# Elevating THE WORKDAY EXPERIENCE



Newly modernized elevator system with destination dispatch



Upgraded fire and life safety systems



24/7 security & access provides protection and reassurance



On-site property management



WELL Health-Safety Rated



**NEW COMMON CORRIDORS**  
Renovated common corridors boast upgraded finishes and fixtures, providing a fresh contemporary feel.



**RESERVABLE CONFERENCE ROOMS**  
Large and small conference rooms available for tenant reservation with full audio and video capability, adjacent to the 2<sup>nd</sup> floor outdoor mezzanine.

|                        |           |
|------------------------|-----------|
| Aspen (rm 200):        | 30 seats  |
| Breckenridge (rm 201): | 50 seats  |
| Vail (rm 202):         | 102 seats |
| Winter Park (203):     | 50 Seats  |
| Estimated Total Count: | 314 Seats |



**A NEW WAY TO WORK**  
Mezzanine on 2<sup>nd</sup> floor above 16<sup>th</sup> St. mall available to take a conference call, answer emails, or enjoy your lunch outdoors on the patio.

360° TOUR



**A NEW COMMUTE**  
New bike storage with complete service station make it easier than ever to bike to work.



**NEW GOALS**  
4,500 SF fitness center available for tenant reservation with state-of-the-art equipment and brand new showers and locker rooms for your convenience.

360° TOUR



**UPGRADED AIR FILTRATION**  
Upgraded MERV 13 filters to improve indoor air quality and mitigate the spread of airborne pathogens.



**CONSISTENT SANITATION**  
Janitorial practices enhanced to now more frequently sanitize high touch point areas. Hand sanitizer stations are located throughout the property to promote safe hygiene practices.

360° TOUR



# Creating SPACES YOU NEED

Independence Plaza is here to fit the growing needs of your business with brand new spec suites already under construction and large blocks available.

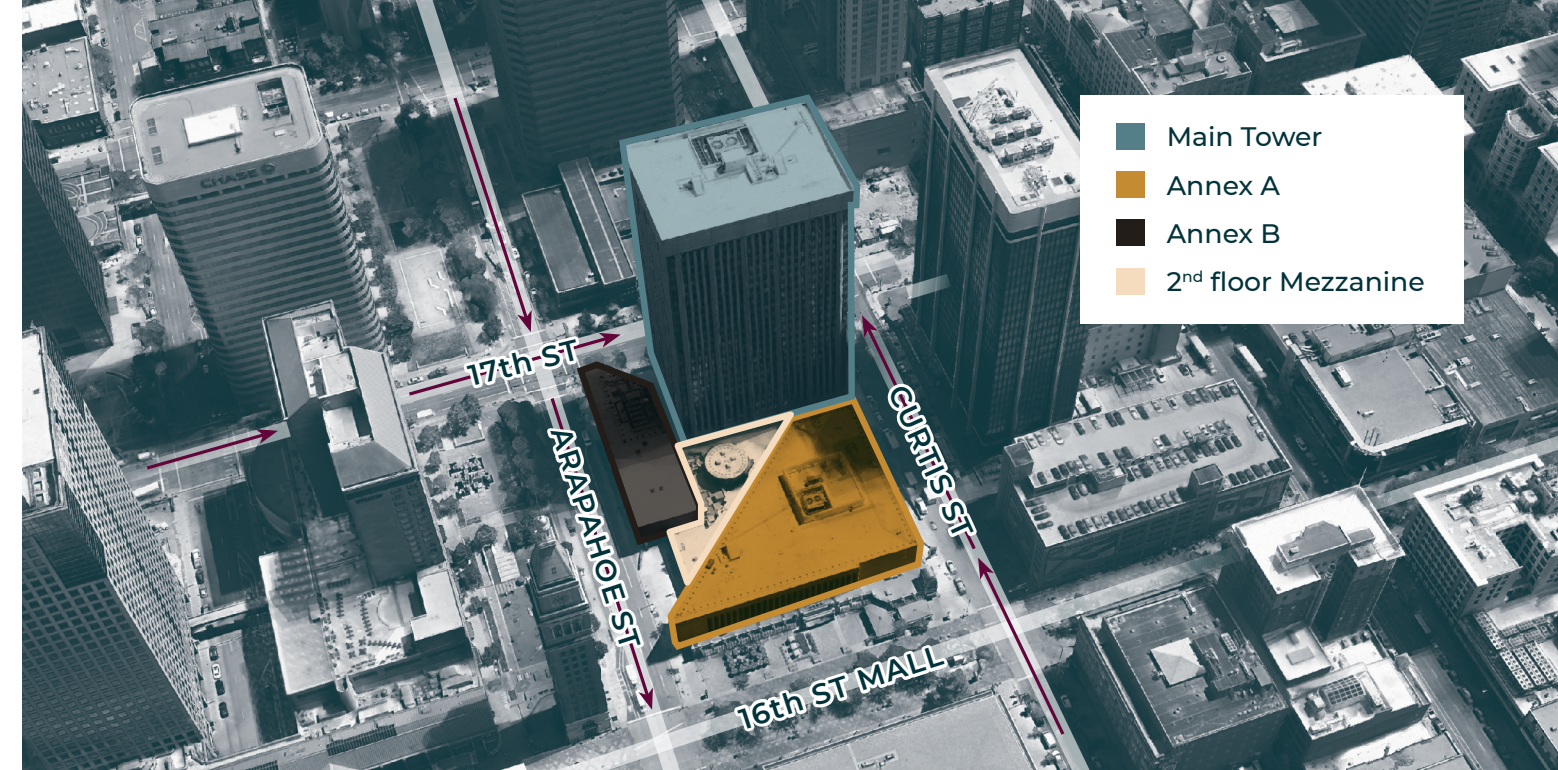
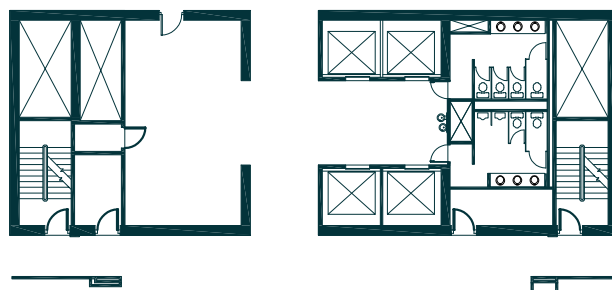
The property, including common area spaces and amenity spaces, has been adjusted to enhance workplace performance, and maximize tenant health and wellness.

## MAIN TOWER

- Typical floor plate 19,700 SF
- Mountain and Downtown views
- Column-free floor plate
- Center core elevator bank
- Unique open ceiling conditions

Rectangular floor plate for efficient space planning

TOUR THIS UNIQUE SPACE! ➤



## ANNEX A

- Full building block available: 56,586 SF (2 floors)
- 28,293 SF floor plates
- Dedicated elevator access
- Dedicated walk-up accessibility from 16th Street & 17th Street
- Direct access to outdoor mezzanine
- Dedicated HVAC system
- Ceilings Heights (to-grid)
  - 2<sup>nd</sup> floor: 12 ft
  - 3<sup>rd</sup> floor: 9.7 ft
- Building signage

Suburban office building feel in a downtown location.

TOUR THIS UNIQUE SPACE! ➤





# ADDING *adventure* TO YOUR 9 TO 5

THE BUILDING features on-site amenities including renovated common areas, banking services, restaurants and cafes, Montessori child care, hair salon, shopping, dental care, vision care, electric vehicle charging station, and business resources such as print/copy center, mail center and Internet services.

*With lifestyle amenities like these, you'll never need to leave the building!*



## NEW STANDARDS

New standards throughout the building and spec suites provide a modern space and fresh energy for tenants



## MODERNIZED LOBBY

Open and vibrant lobby with collaborative workspace and modern furniture and finishes



BRIGHT HORIZONS MONTESSORI SCHOOL



VISION CARE SPECIALISTS



DOWNTOWN DENVER DENTAL



STAN'S DOWNTOWN BARBERS



ROCK BOTTOM BREWERY



JUICE KITCHEN



ELECTRIC VEHICLE CHARGING STATION



# Escaping YOUR 9 TO 5



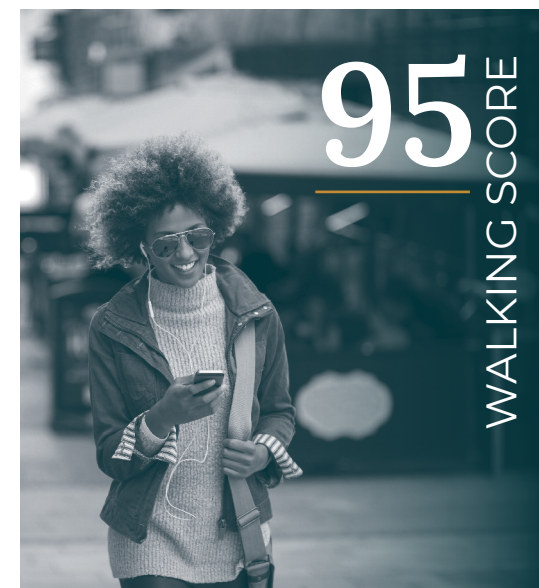
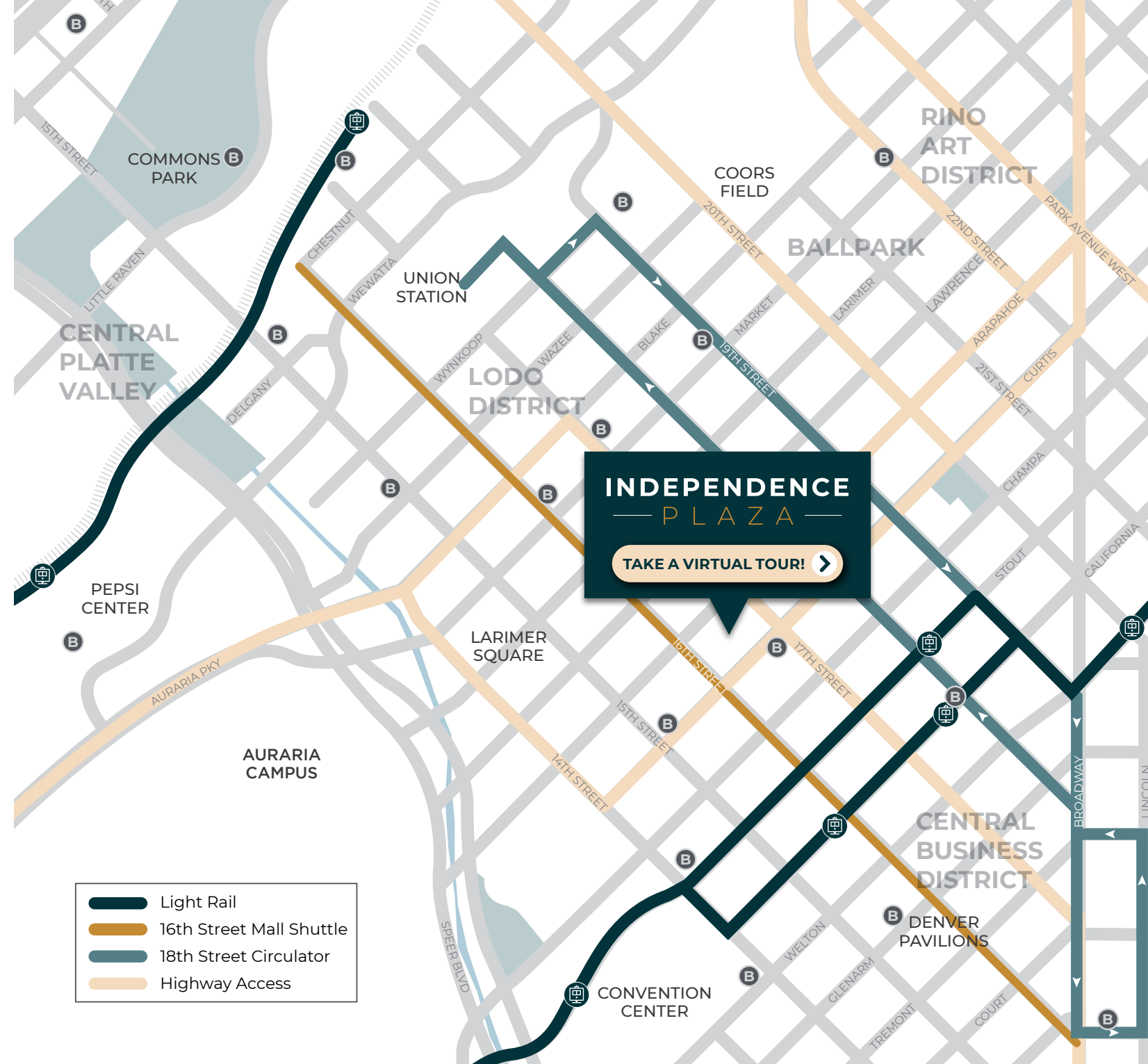
LOCATED IN DENVER'S CBD, Independence Plaza encompasses one full square block— bordered by 17th Street, Curtis Street, Arapahoe Street and the prominent 16th Street Pedestrian Mall. Our closest neighbors include Denver's best restaurants, coffee shops, shopping and other attractions.



Within a 3  
minute walk:

55  
RESTAURANTS

11  
HOTELS



95  
WALKING SCORE



88  
BIKE SCORE



97  
RIDERS SCORE



TO SCHEDULE YOUR TOUR,  
CONTACT THE LEASING TEAM:

**MICHAEL CRANE**

+1 303 260 6533  
michael.crane@jll.com

**ANDY ROSS**

+1 303 260 6504  
andy.ross@jll.com



Jones Lang LaSalle Brokerage, Inc.

**H E I T M A N**

A REAL ESTATE INVESTMENT MANAGEMENT FIRM

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.