



777 GRANT

777 Grant Street, Denver CO 80203



777 GRANT STREET

777 Grant Street is a 6-story, 77,000 SF+, office building located in the historic Capitol Hill submarket. Originally built in 1959, the Building underwent a full building renovation in 2020. This highly amenitized

boutique office building offers tenants ground floor retail, a corporate living room, a common area conference room, outdoor patio, fitness center, bike storage and an above standard parking ratio.



PROPERTY HIGHLIGHTS



Building Size
77,000 SF



Floorplate Size
12,400 SF



Floors
6



Parking
**2.5 : 1,000 SF
Structured
parking garage**



Year Built
**1959 Built
Renovated in 2020**



BUILDING AMENITIES



Corporate living room



Common area conference room



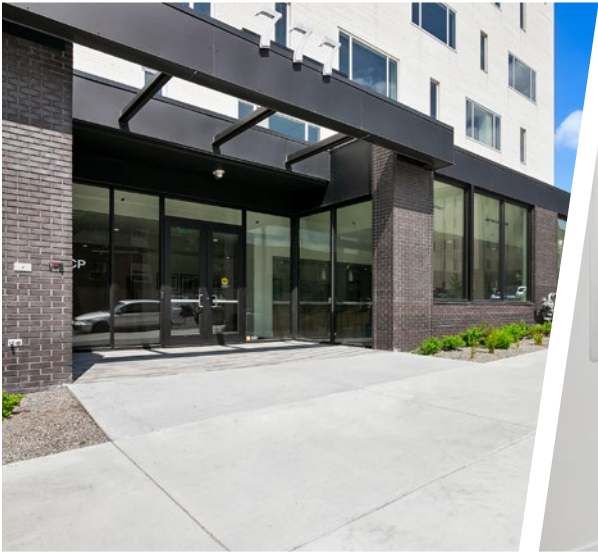
Fitness center / showers
and locker rooms



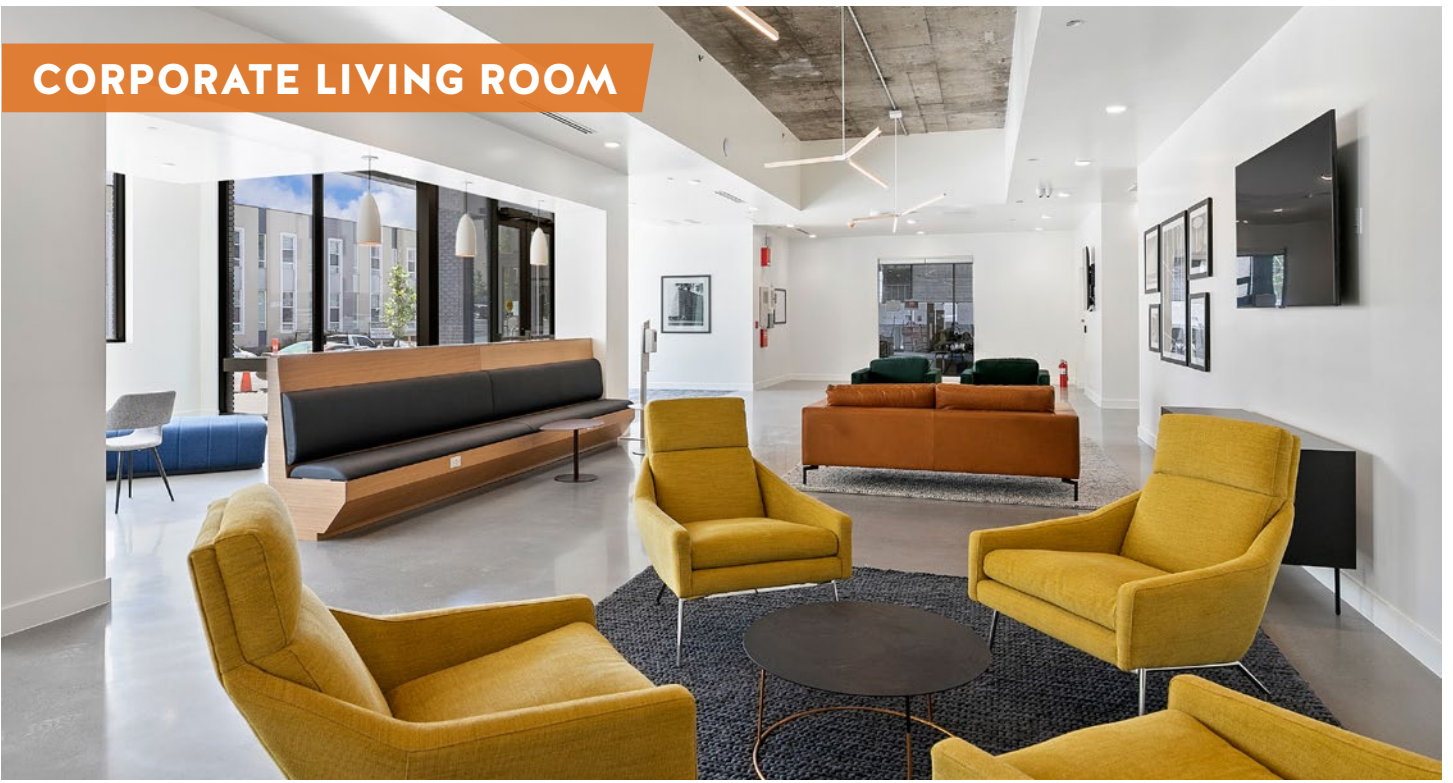
Outdoor patio



Bike storage



CORPORATE LIVING ROOM





SHOWERS + LOCKER ROOMS



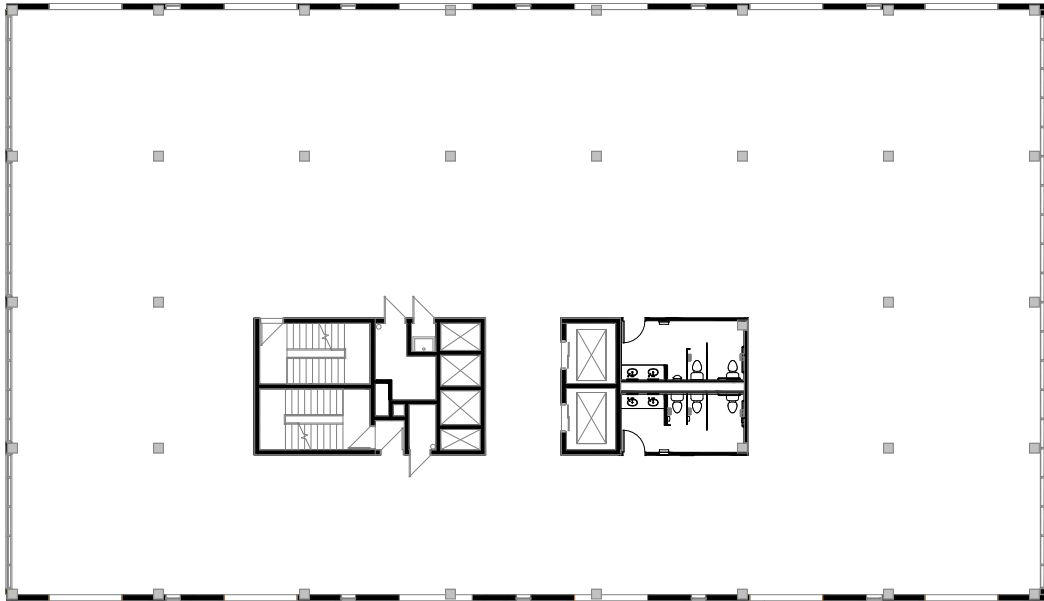
FITNESS CENTER



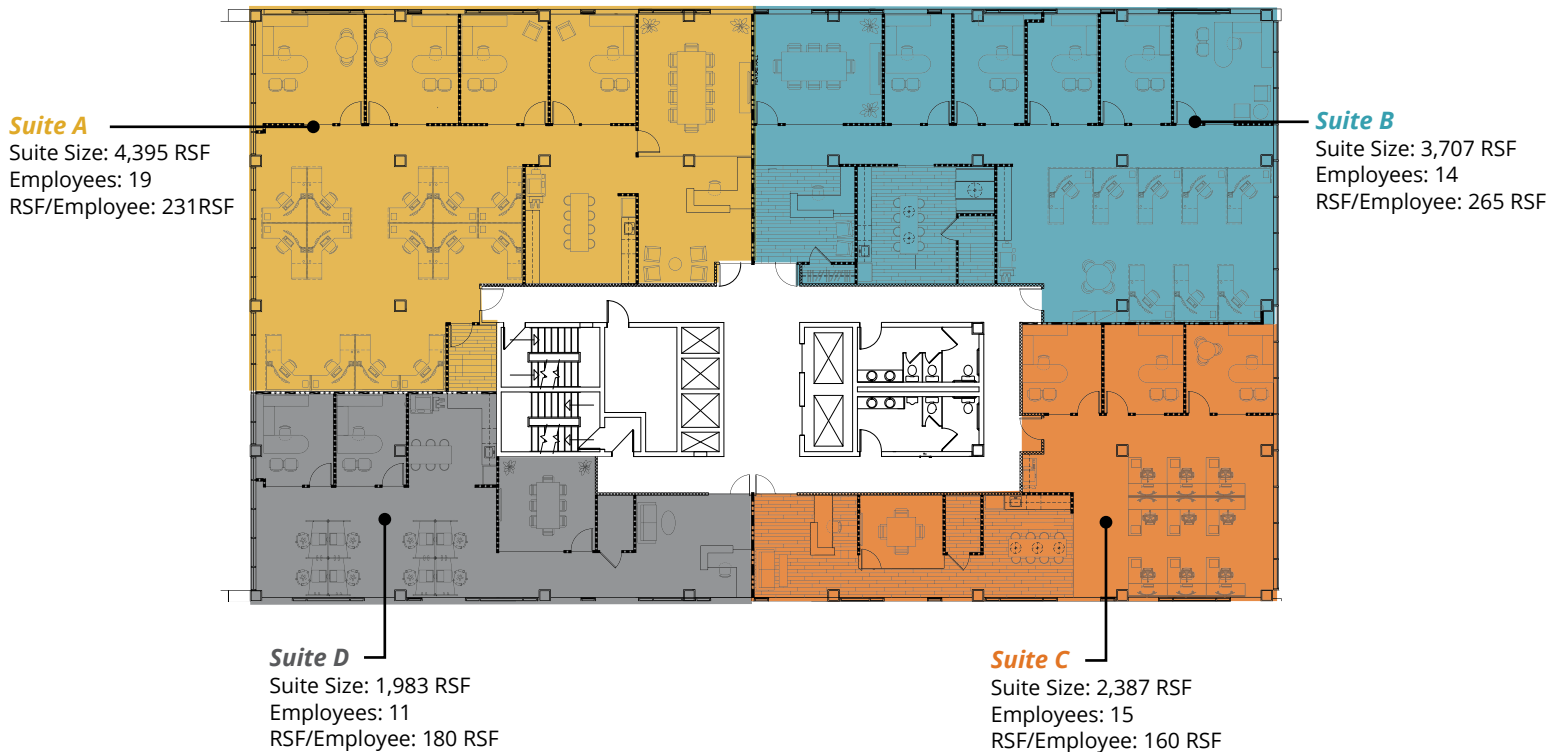
VIEWS OF DENVER



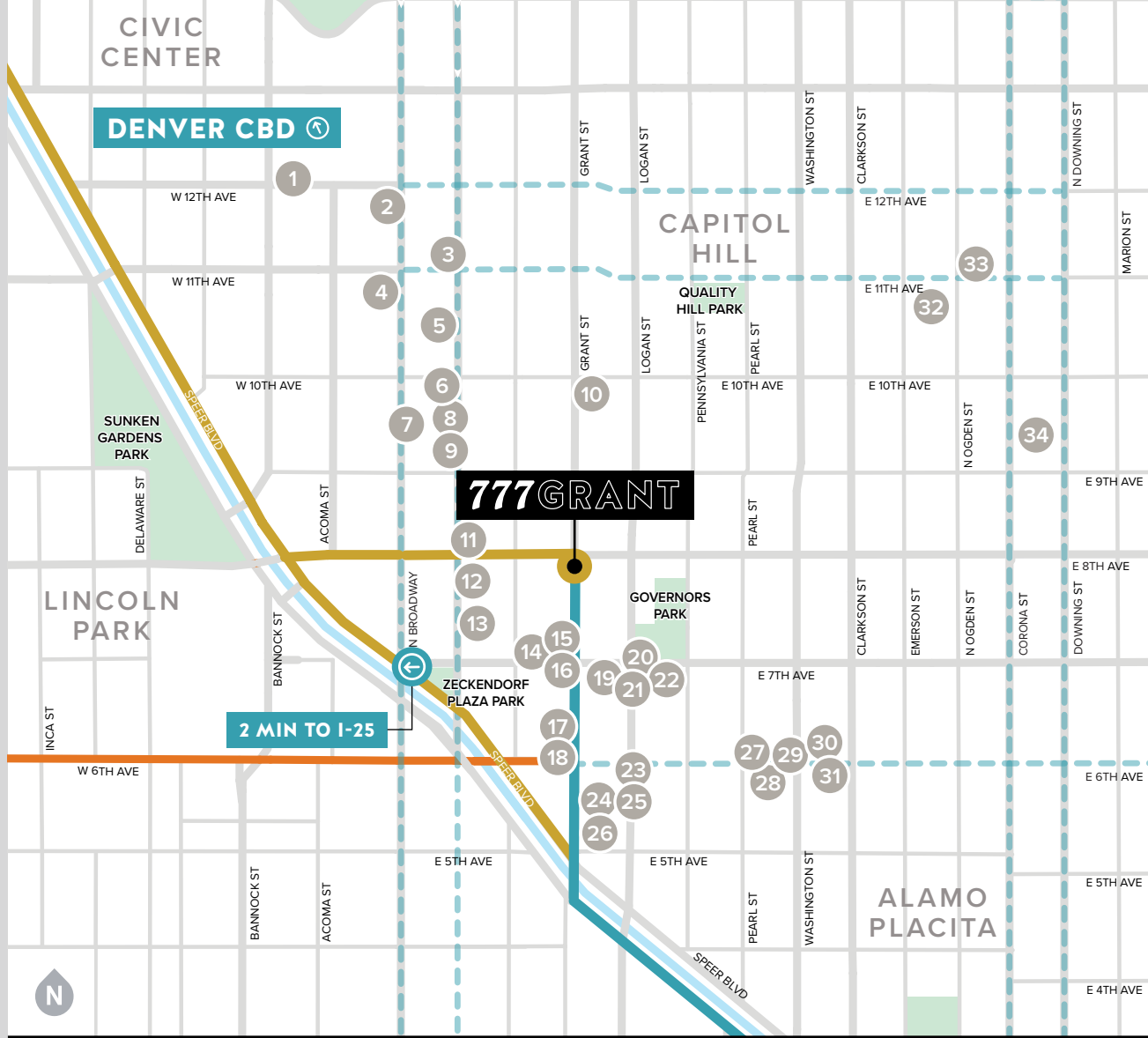
Base Plan 12,472 SF



Multi-Tenant Hypothetical 12,472 SF



NEIGHBORHOOD AMENITIES



1. Leven Deli Co.
2. BurgerFi
3. Stoney's Bar and Grill
4. Torchy's Tacos
5. Roostercat Coffee House
6. 100% de Agave
7. Maria Empanada
8. East Tao Ramen
9. DiFranco's
10. Charlie Brown's Bar & Grill
11. Lowdown Brewery + Kitchen
12. Denver Sweet
13. City Cafe
14. Tacos Tequila Whiskey
15. Mizuna
16. Vesper Lounge
17. Illegal Burger
18. Mt Fuji Hibachi and Sushi Bar
19. Trader Joe's
20. Carboy Winery
21. Logan Street Restaurant And Bar
22. Ivy On 7th
23. Little India
24. Cosmo's Pizza
25. Moe's Broadway Bagel
26. QDOBA Mexican Eats
27. Odyssey Italian Restaurant
28. Angelo's Taverna
29. Pablo's Coffee
30. Don's Club Tavern
31. Uno Mas Taqueria
32. Whole Foods Market
33. Snarf's Sandwiches
34. King Soopers

93

WALK SCORE

96

BIKE SCORE



5 MIN

- TO -

CHERRY CREEK



5 MIN

- TO -

DOWNTOWN



14 MIN

- TO -

DENVER TECH CENTER



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