

CITY CENTER

707 & 717 17th Street | Denver, CO

DENVER'S DEFINING ADDRESS. YOU SHOULD BE HERE.

City Center is comprised of two Class-A landmark office buildings totaling 1.3 million square feet. The project offers the largest outdoor plaza in the central business district, several on-site retail destinations including Bonanno Concepts' French 75 and Starbucks, and an exclusive tenant-only fitness facility and conference center. Situated at the corner of 17th Street and California Street in Downtown Denver, City Center truly is in the center of it all.



Lobby



717 17TH STREET

CLASS A
SIZE 690,000 SF
FLOORS 29
TYPICAL FLOOR SIZE 25,000 SF

707 17TH STREET

CLASS A
SIZE 560,000 SF
FLOORS 42
TYPICAL FLOOR SIZE 26,000 SF

AN ALL-INCLUSIVE WORK EXPERIENCE.



ON-SITE AMENITIES



EXCLUSIVE TENANT FITNESS CENTER

- Life Fitness cardio and strength equipment, free weights
- Showers and locker rooms with towel service



CURATED ON-SITE RETAIL

- including French 75, Starbucks, Hilton City Center and more



100-PERSON CONFERENCE CENTER

- Divisible for meetings as small as 12 people
- Full connectivity with WiFi and projectors
- Catering kitchen on-site



SECURE BIKE STORAGE

- for up to 100 bicycles



RENOVATED OUTDOOR PLAZA



1 Fitness center | 2 Conference center | 3 French 75 Restaurant



YOUR FRONT ROW SEAT TO DENVER'S BEST.

RESTAURANTS • RETAIL • HOTELS • ENTERTAINMENT

WALK SCORE **98**


TRANSIT SCORE **96**


BIKE SCORE **95**




300+
RESTAURANTS & BARS



* within a mile radius











60+
HOTELS

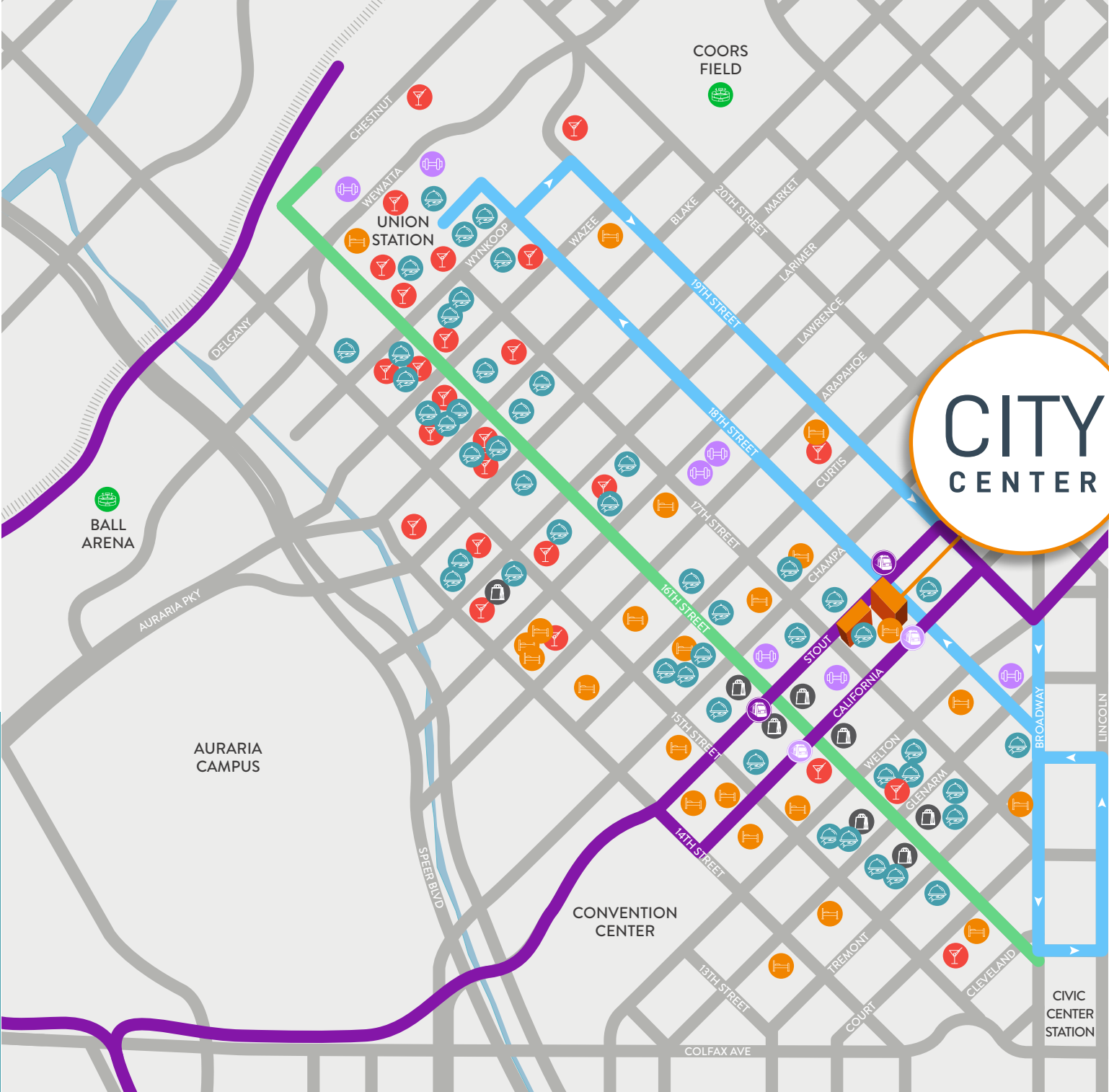


70+
RETAIL SHOPS



LOCATION MAP

-  Bars & Restaurants
-  Fitness Centers
-  16th/18th & Stout Light Rail Station (E, F, H)
-  Hotels
-  Sports Venues
-  16th/18th & California Light Rail Station (E, F, H)
-  Retail
-  Free MetroRide
-  16th Street Free Mall Ride
-  Light Rail





Brookfield
Properties

Michael Crane

+1 303 260 6533

michael.crane@am.jll.com

Andy Ross

+1 303 260 6504

andy.ross@am.jll.com

Julie Rhoades

+1 303 542 1520

julie.rhoades@am.jll.com