

E. 17th Ave. Retail/Office Space

1709 Williams St., Denver, CO 80218



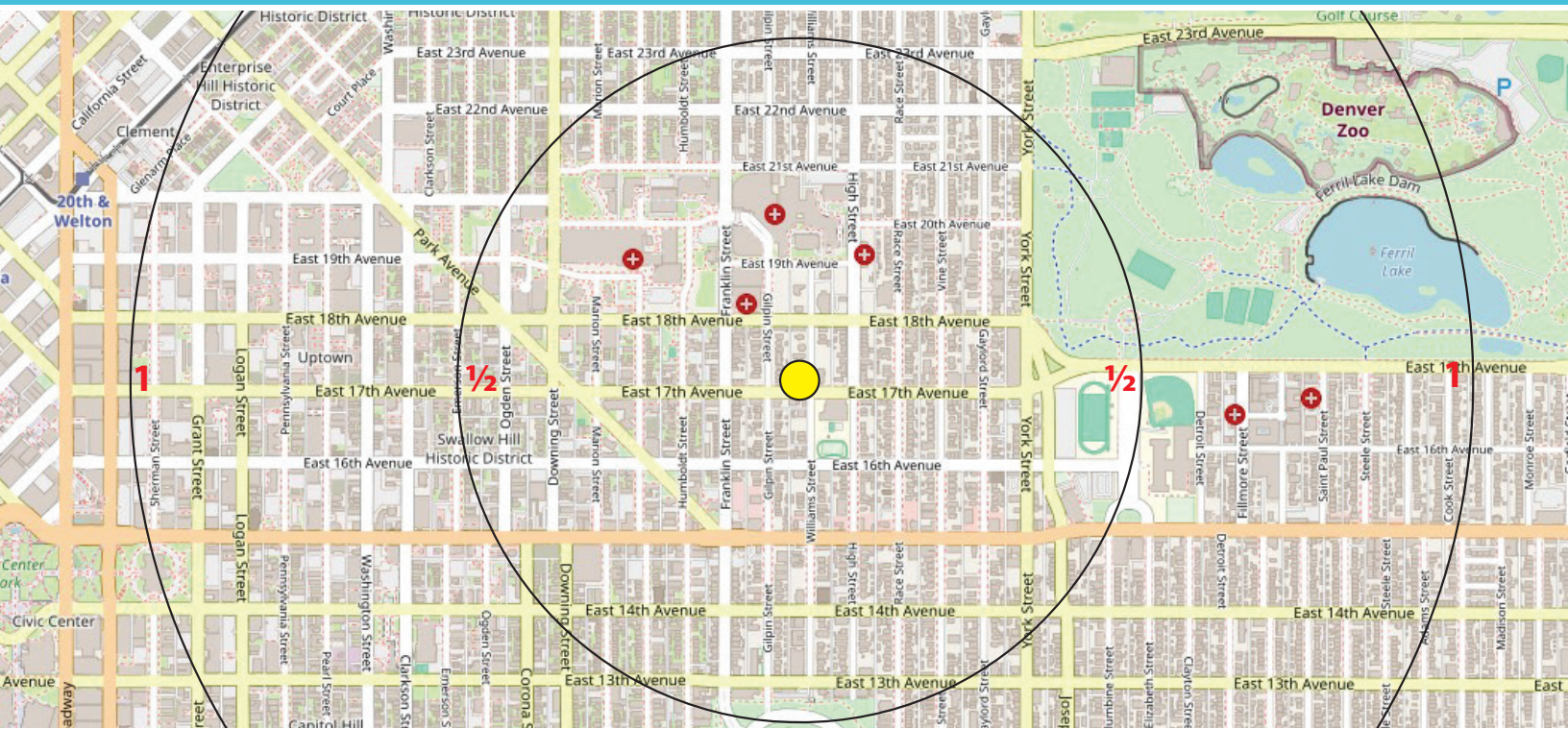
UPPER LEVEL SUITE

Size: 1,400± SF
Lease Rate: \$2,850/month FSG
Term: Short Terms up to 2 Years

LOWER LEVEL SUITE

Size: 1,200± SF
Lease Rate: \$2,850/month FSG
Term: Short Terms up to 2 Years

Located at the corner of E. 17th Avenue and Williams Steet, this office/retail building has two suites available. The upper level suite is 1,400SF and the lower level suite is 1,200SF. For lease at \$2,850/month FSG for either suite. One-year term with possible option to extend. Quick move-in. Fourteen parking spaces with non-exclusive use.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	44,225	231,873	490,681
Households:	26,798	124,196	232,513
Median Income:	\$72,166	\$88,897	\$84,187
Median Age:	35.70	36.30	36.20
Traffic:	16,553 vpd at E. 17th Ave. at Williams Street		

Source: CoStar 2024