

# E. 17th Ave. Retail/Office Space

1709 Williams St., Denver, CO 80218



## UPPER LEVEL SUITE

**Size:** 1,475± SF  
**Lease Rate:** \$16.00/SF NNN  
**NNN:** \$11.00/SF

## LOWER LEVEL SUITE

**Size:** 1,300± SF  
**Lease Rate:** \$16.00/SF NNN  
**NNN:** \$11.00/SF

Located at the corner of E. 17th Avenue and Williams Street, this office/retail building has two suites available. The upper level suite is 1,475SF and the lower level suite is 1,300SF. For lease at \$16.00/SF NNN for either suite. Quick move-in. Fourteen parking spaces with non-exclusive use.

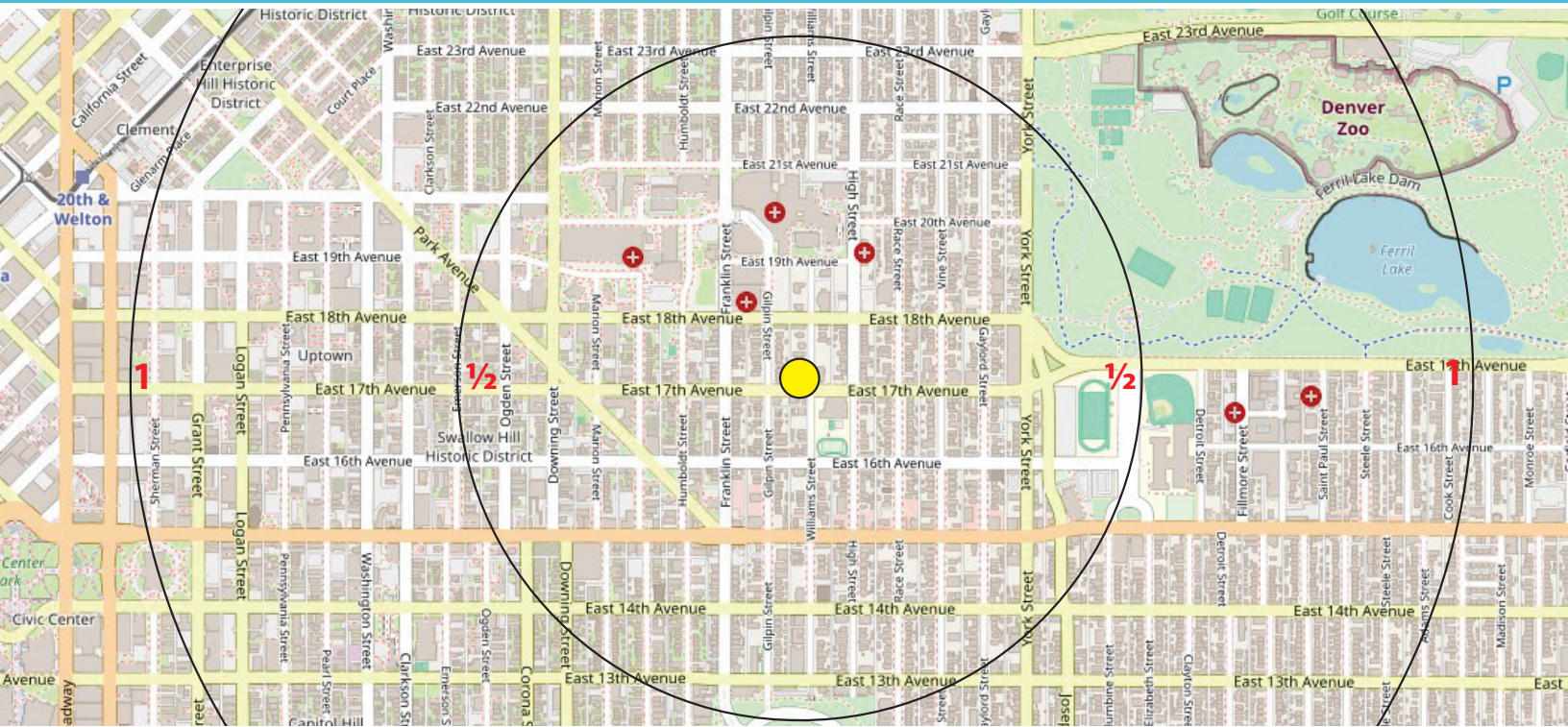









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#### DEMOGRAPHICS

	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

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