

# E. 17th Ave. Retail/Office Space

1709 Williams St., Denver, CO 80218



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### UPPER LEVEL SUITE

<b>Size:</b>	1,400± Sq. Feet
<b>Lease Rate:</b>	\$2,850/month FSG
<b>Term:</b>	1-year with possible renewal option

### LOWER LEVER SUITE

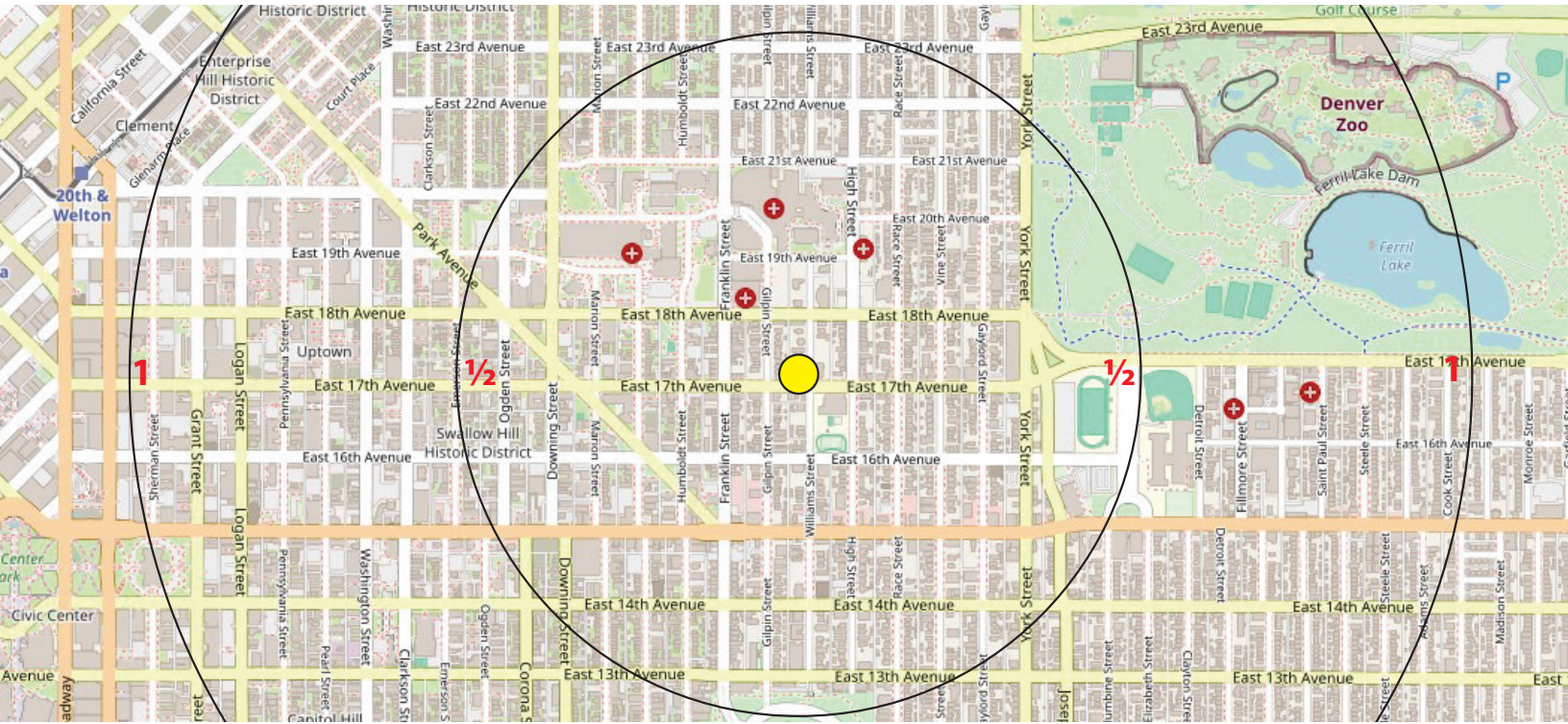
<b>Size:</b>	1,200± Sq. Feet
<b>Lease Rate:</b>	\$2,850/month FSG
<b>Term:</b>	1-year with possible renewal option

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.

**Fuller Real Estate**  
(303) 534-4822

**Brokerage  
Disclosure**

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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		