

# Move-In Read Space For Lease

1700 E 17TH AVENUE, DENVER, COLORADO 80218



## Overview

Position your business in this efficient and well-designed 1,081 SF first-floor office suite for lease at 1700 E 17th Ave.

This move-in ready space features: a welcoming reception area, five private offices, and a convenient in-suite kitchenette and break-room—ideal for a variety of professional users.

The suite offers a ground-level ADA-compliant entrance, making access easy for both clients and staff. The thoughtful layout maximizes usability while providing a comfortable, professional environment.

Perfect for: medical, wellness, legal, financial, or general professional office users seeking a centrally located, efficient workspace.

| Suite: | Size:    | Lease Rate:                    |
|--------|----------|--------------------------------|
| B      | 1,081 SF | \$25.46 SF/YR (Modified Gross) |

## Highlights

- 2 Assigned Parking Spaces
- Building Signage Available
- 17th Street frontage
- 5 Private Offices
- Kitchenette Breakroom in Suite

## Property Details

### Lease Rate

- \$25.46 SF/YR (Modified Gross)

### Space Available

- 1,081 SF

### Building Size

- 6,105 SF

### Zoning

- G-MS-3

Rev: February 24, 2026



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Lisa Langiewicz**

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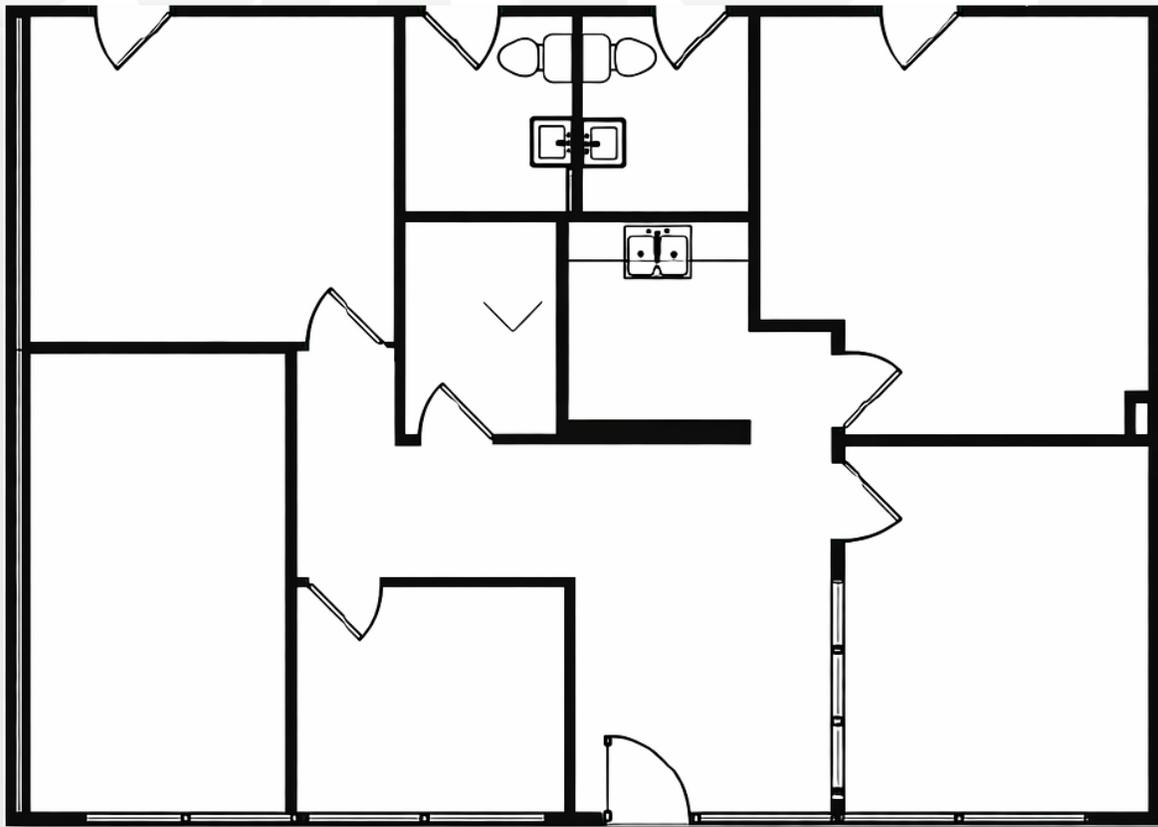
LisaL@HoffLeigh.com



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# Suite B



# 1,081 SF

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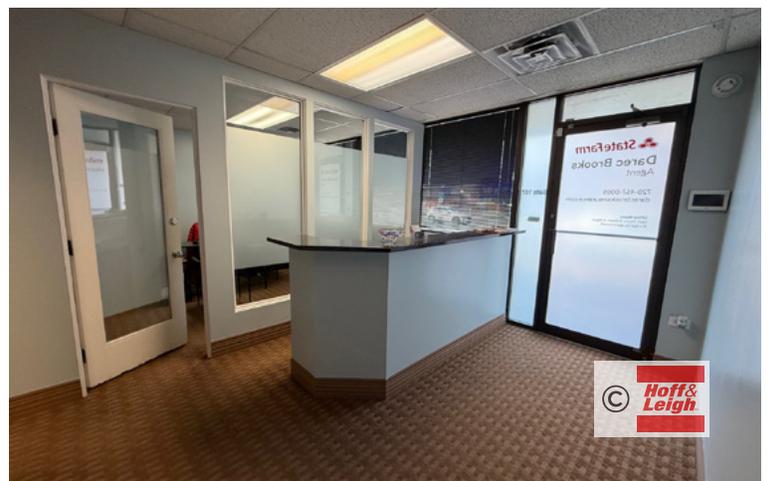
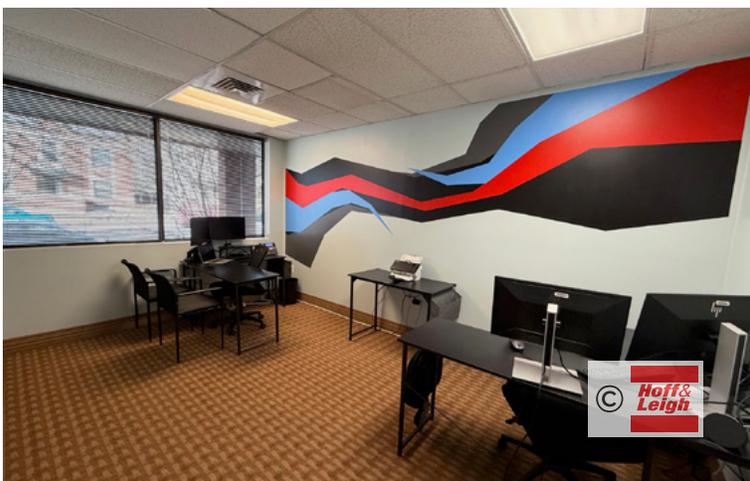
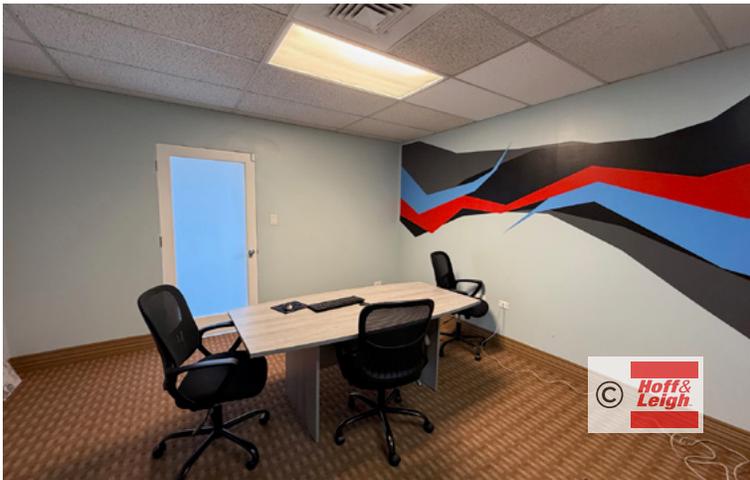


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## DEMOGRAPHICS



246,195  
Population



34.6  
Median Age



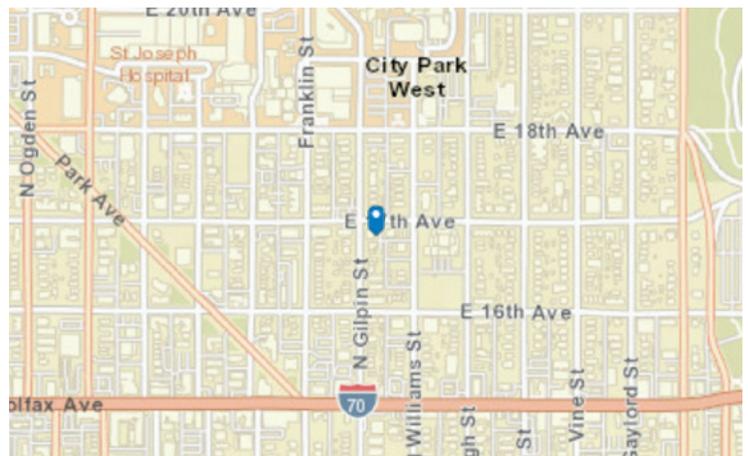
1.8  
Average  
Household Size



\$107,621  
Median Household  
Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD    | Distance (mi) |
|----------------------|--------|---------------|
| Williams St          | 16,488 | 0.0           |
| E 17th Ave           | 2,359  | 0.1           |
| Humboldt St          | 13,746 | 0.1           |
| E 17th Ave           | 3,153  | 0.1           |
| E 16th Ave           | 2,390  | 0.2           |



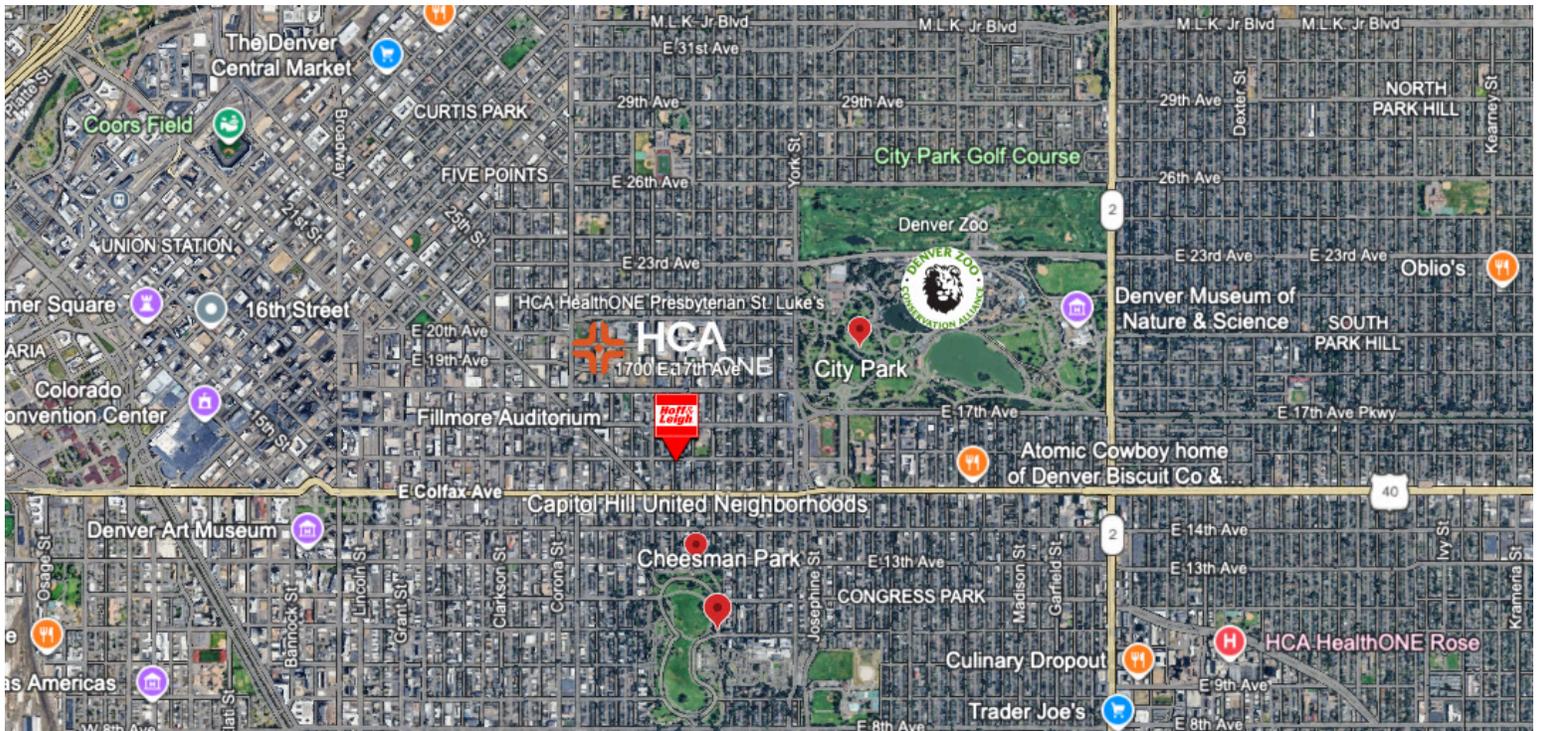
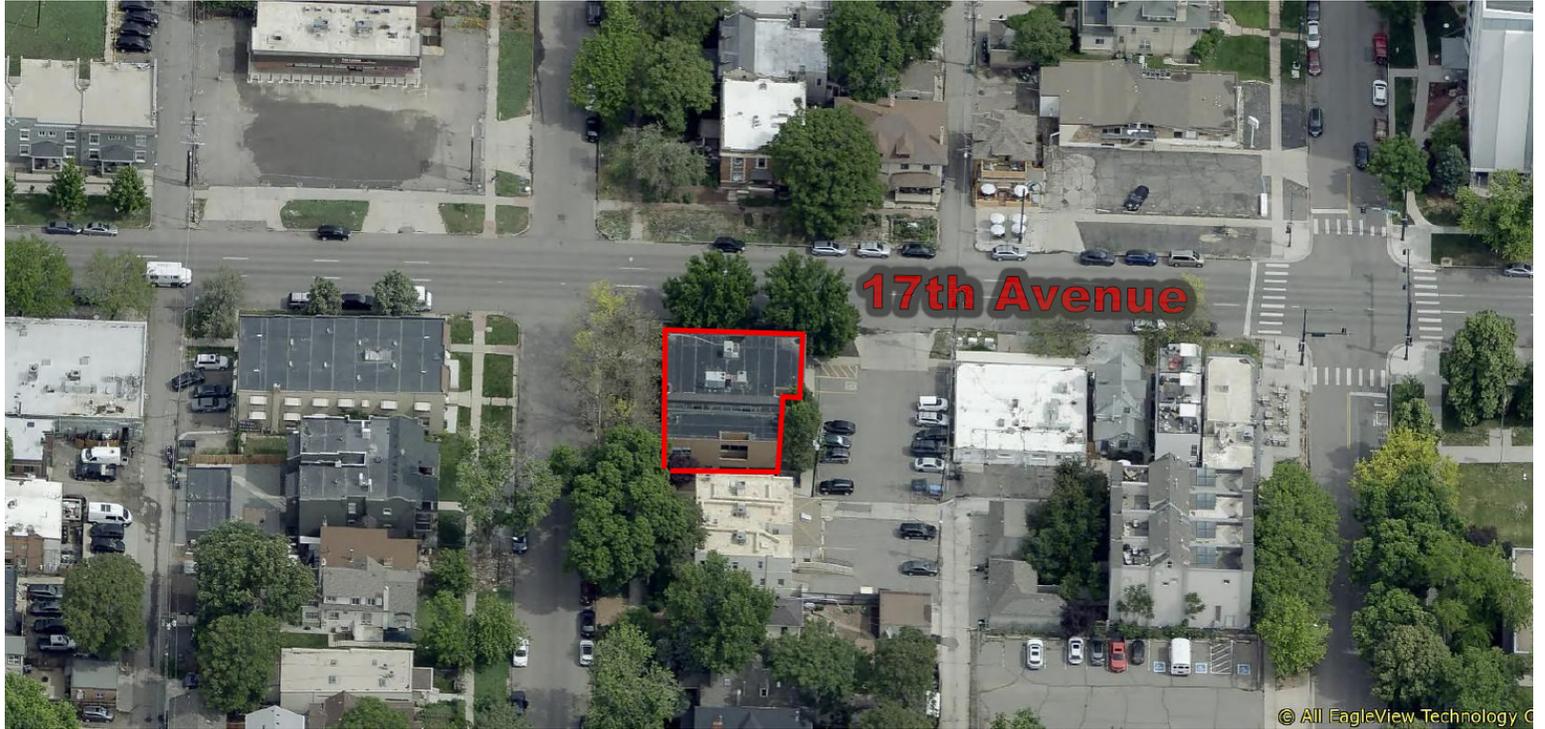
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