

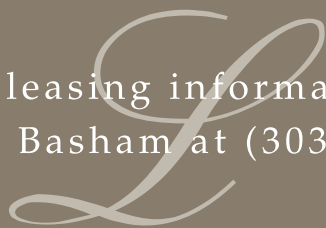
THE CRESCENT DISTINCTION



707 17th STREET

707 17th Street, Denver, CO 80202

For leasing information
call Bruce Basham at (303) 295-6200



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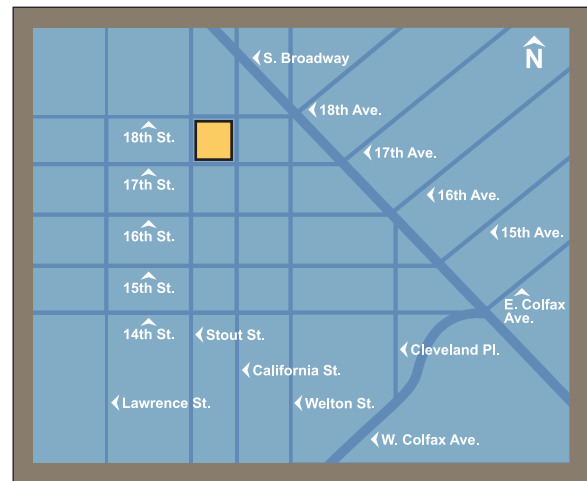
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BUILDING INFORMATION

- Central Business District
- 707 17th Street is a 42-story building incorporating the 20-floor Marriott City Center hotel and 22 floors of office space.
- The exterior of 707 17th Street consists of black reflective glass.
- The lobby has a Raja Pink granite floor, polished black granite walls accented with Raja Pink granite, and 2 large displays of art glass. The Plaza area of 707 17th Street is downtown Denver's largest and most beautiful plaza, with trees, flowers, and outdoor seating.
- Typical floorplates are 25,000 rsf.
- Views from 707 17th Street are of Downtown Denver and the Rocky Mountains.
- HVAC consists of heating by perimeter heat panels and air conditioning by VAV boxes (fan on every floor).
- A covered garage (across the street) provides a parking ratio of 1 space per 1,000 rsf.
- 707 17th Street is serviced by 12 passenger elevators and 1 freight elevator.

AMENITIES

- 613 room Marriott Hotel with meeting rooms, catering, full service restaurant, a pub, gift shop, copy center, and shoe shine
- 24-hour on-site security, Executive Suite Services, UPS Drop Box, Airborne Drop Box, Pizza Hut, and ATM Machine
- Wall Street Deli, florist, bank and dry cleaners nearby
- Variety of Downtown restaurants and shopping within walking distance
- Light Rail stop at the corner



A Property of



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(303) 295-6200 or
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