



HISTORIC LANDMARK

EST -

MARKET CENTER

1878

17TH & MARKET

HISTORIC BUILDING
COMMERCIAL LEGACY
MODERN HOTSPOT

Exceptional Retail
Leasing Opportunities



UNIQUE RETAIL SPACES AVAILABLE FOR LEASE

This historic Denver landmark offers approximately 121,000 square feet of office and retail space, with 36,000 square feet of leasable retail space: 30,000 square feet at street level and 6,000 square feet of walk-down daylight space.

The building will feature exciting retail updates, including a new entry canopy and façade, new exterior lighting and signage, refreshed lobbies, corridors, and restrooms, plus a new conference center and roof deck.

In addition, expanded sidewalks for restaurant and bar patio seating will be perfectly suited to match Denver's 300 days of sunshine and outdoor-oriented residents.



AN EXCITING RETAIL OPPORTUNITY
IN THE HEART
OF DOWNTOWN DENVER

80,000 residents

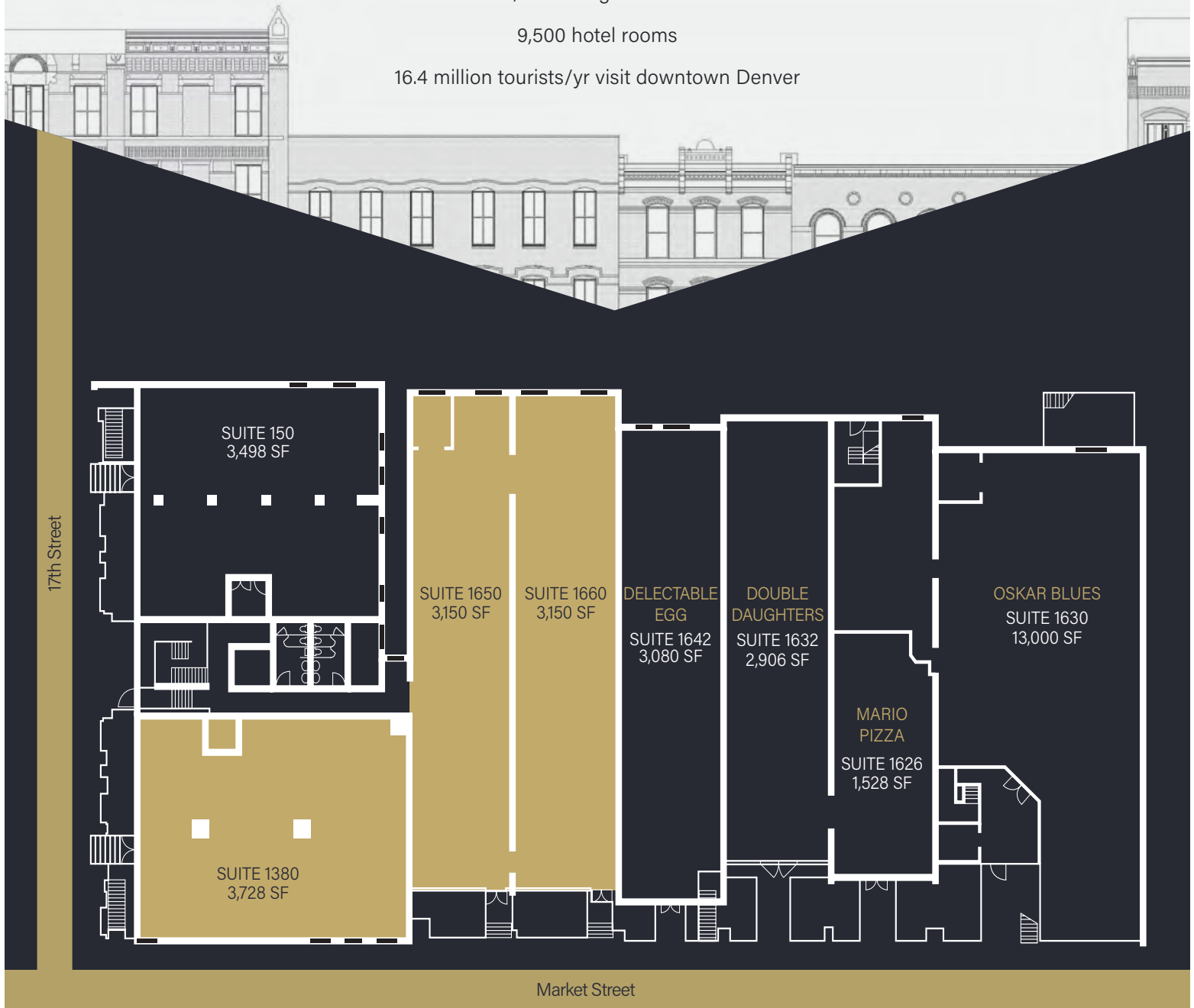
\$114,000 average household income

120,000 office workers

48,000 college students

9,500 hotel rooms

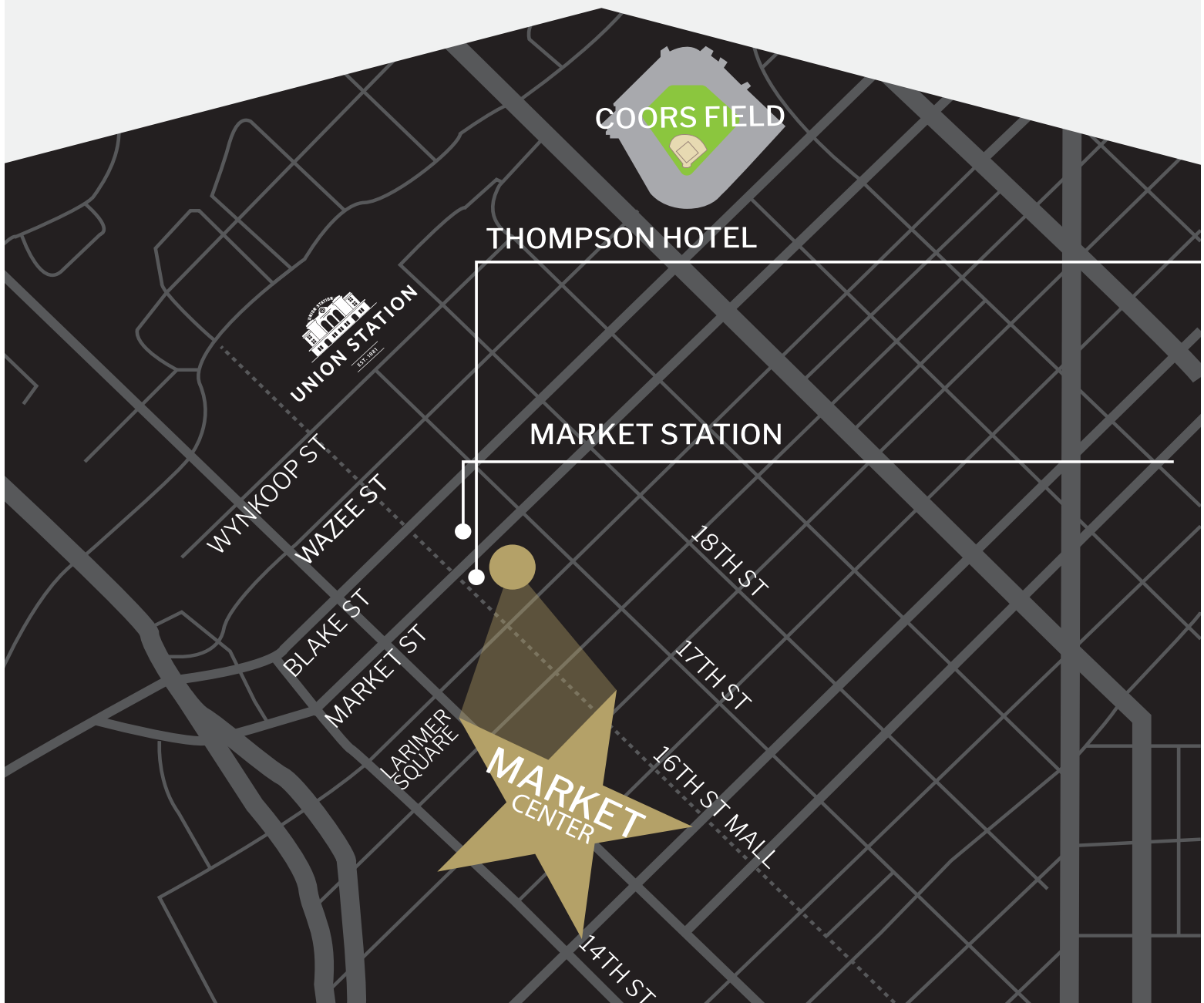
16.4 million tourists/yr visit downtown Denver



MARKET CENTER HAS ALWAYS BEEN THE PLACE TO BE

Market Center is located at 17th & Market in the heart of Denver's Central Business District. It's ideally situated between the energy hubs of Union Station and Larimer Square, across the street from the new Market Station, and adjacent to the new Thompson Hotel. The building is also centrally located near mass transit lines, including numerous light rail stops, the free mall ride, and various surrounding bus stops.

- 1/2 block to the 16th Street Mall and mall shuttle
- Walking distance to the Pepsi Center, Coors Field and a variety of retail and dining options
- Across the street from the new Market Station
- Adjacent to the new Thompson Hotel
- Two blocks from Union Station Denver
- Two blocks from Larimer Square





HISTORIC LANDMARK

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MARKET CENTER

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17TH & MARKET

CONTACT US

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RETAIL LEASING

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