

HISTORIC LANDMARK

EST -
**MARKET
CENTER**

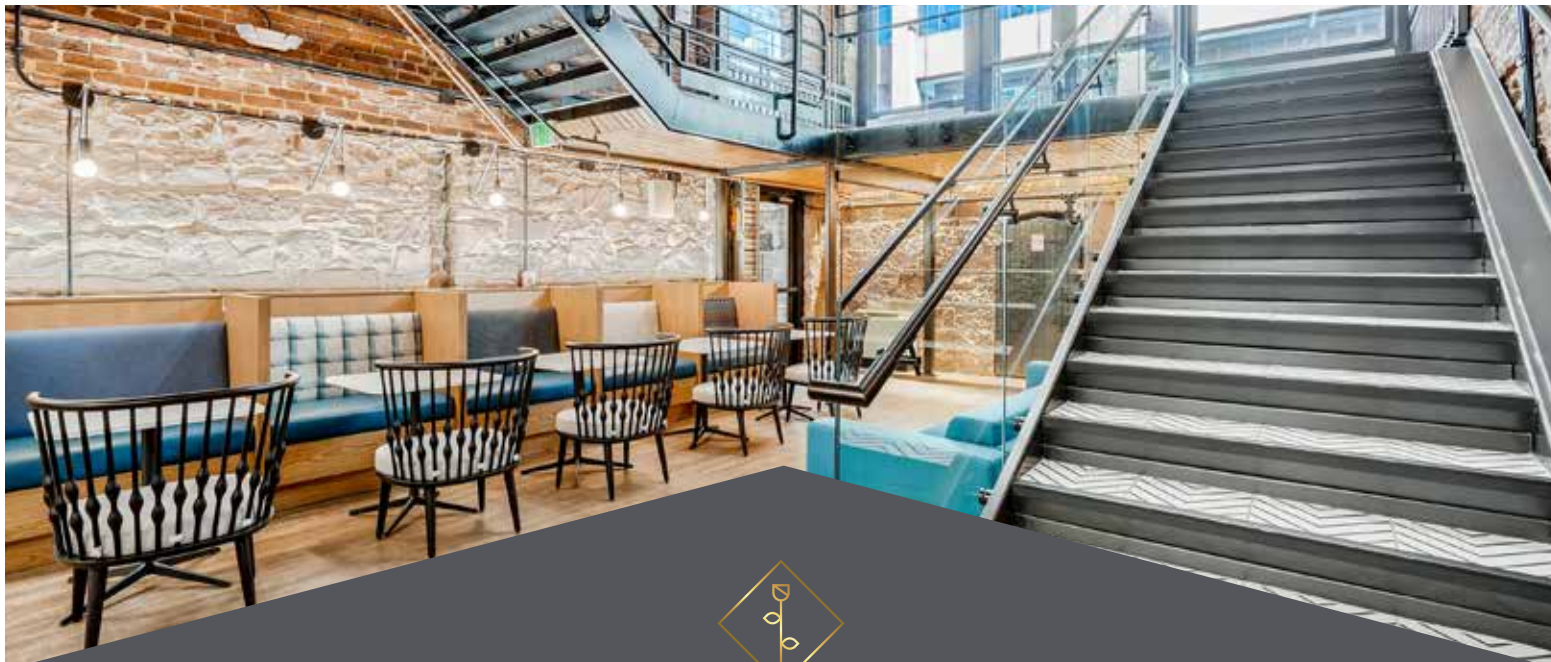
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17TH & MARKET

HISTORIC BUILDING
COMMERCIAL LEGACY
MODERN HOTSPOT

Exceptional Office
Leasing Opportunities

CBRE



MARKET CENTER HAS ALWAYS BEEN THE PLACE TO BE.

Once a bustling marketplace and hotel, it's the original site of Denver's earliest commerce and hospitality, and the perfect place for those who know that a market is about so much more than buying and selling. That unique spaces can be catalysts in transforming lives and businesses. It's ideal for those who understand their potential to attract talent and inspire vision. To showcase, share, and nurture the best ideas, products, and services. To launch the most delightful, lucrative relationships and initiatives. Where customers—and clients—become fast friends, and friends become family. Where legacies are honored and begin anew.

*Welcome to Market Center, ideally located in
LoDo in downtown Denver.*





UNIQUE OFFICE SPACES AVAILABLE FOR LEASE

Market Center was built in the early 1880s, and is currently undergoing an extensive renovation to suit today's modern business landscape. One of the few surviving late 19th-century commercial buildings in the oldest part of Denver, it's an eclectic collection of five landmark buildings with fascinating histories of wholesaling fruit, flowers, meat, fish, and bakers' supplies.

The historic Denver landmark offers approximately 121,000 square feet of office and retail space, and close to 85,000 square feet of leasable office space across a total of five floors.

Brimming with character, personality, and an array of original details, each and every tenant space is sure to delight staff, clients, and visitors alike.



MODERN UPDATES, UNBEATABLE LOCATION

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.

The building will feature exciting 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.





HIGHLIGHTS

Exposed wood beam ceilings and brick construction

Common area conference room

Secure bike room with lockers and repair station

On-site building management

Third and fourth floor skylights offer natural light

SITE PLAN

OFFICE SPACE
AVAILABLE
1,000 - 5,000 SF

17TH STREET

FOUR-STORY BRICK BUILDING

THREE-STORY BRICK BUILDING

THREE-STORY BRICK BUILDING

THREE-STORY BRICK BUILDING

FOUR-STORY BRICK BUILDING

FUTURE DEVELOPMENT SITE

16TH STREET MALL

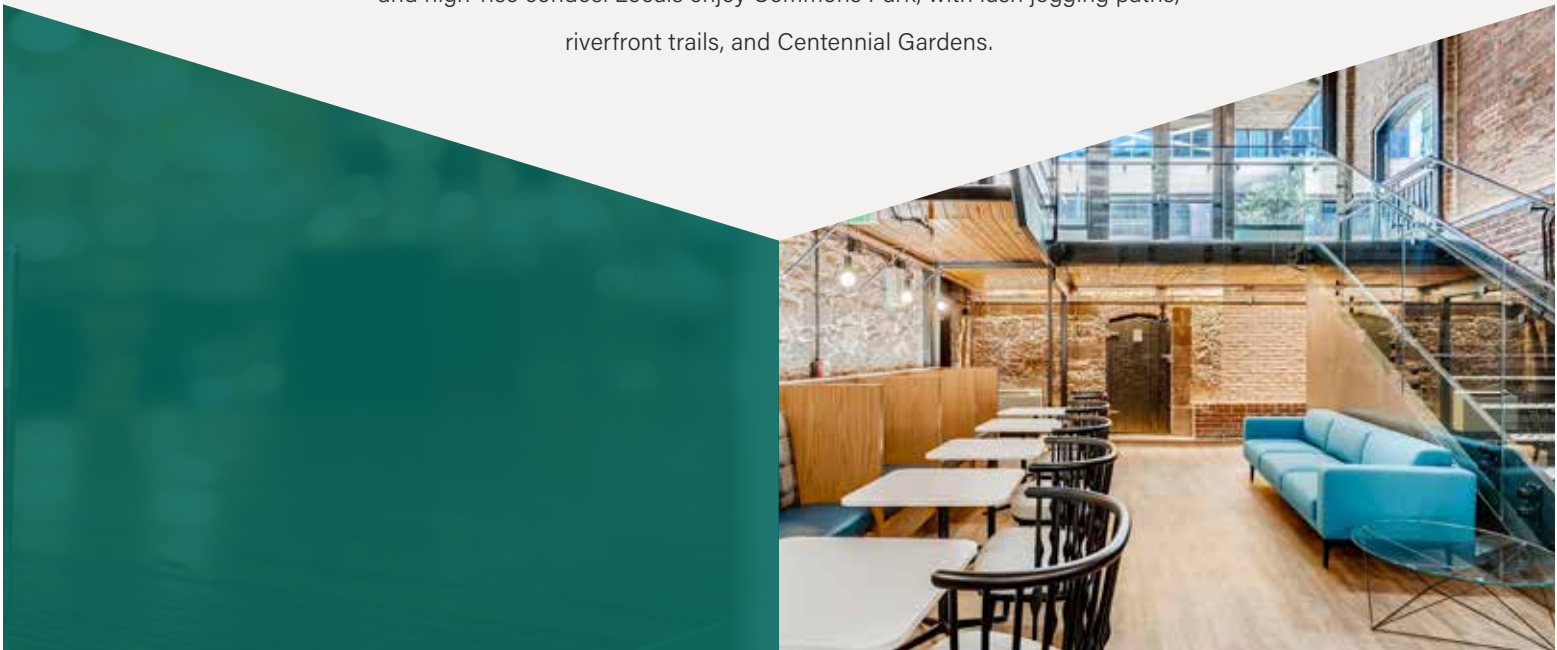
MARKET STREET



COVETED NEIGHBORHOOD, WORLD-CLASS CITY

Market Center is located in ever-popular LoDo (short for 'Lower Downtown'), a mixed-use historic district in downtown Denver known for its nightlife. For many, it exemplifies successful urban reinvestment and revitalization, and boasts many of Denver's top restaurants, bars, and shops.

LoDo is home to many fast-growing companies, especially those in technology and creative fields. It features a variety of convenient hotel and lodging options, ideal for visiting employees, candidates, clients, and prospects. Unique housing options are also available nearby, including restored loft buildings, luxury apartments, and high-rise condos. Locals enjoy Commons Park, with lush jogging paths, riverfront trails, and Centennial Gardens.



MARKET CENTER IS THE IDEAL LOCATION FOR YOUR BUSINESS

Across the street from the new Market Station

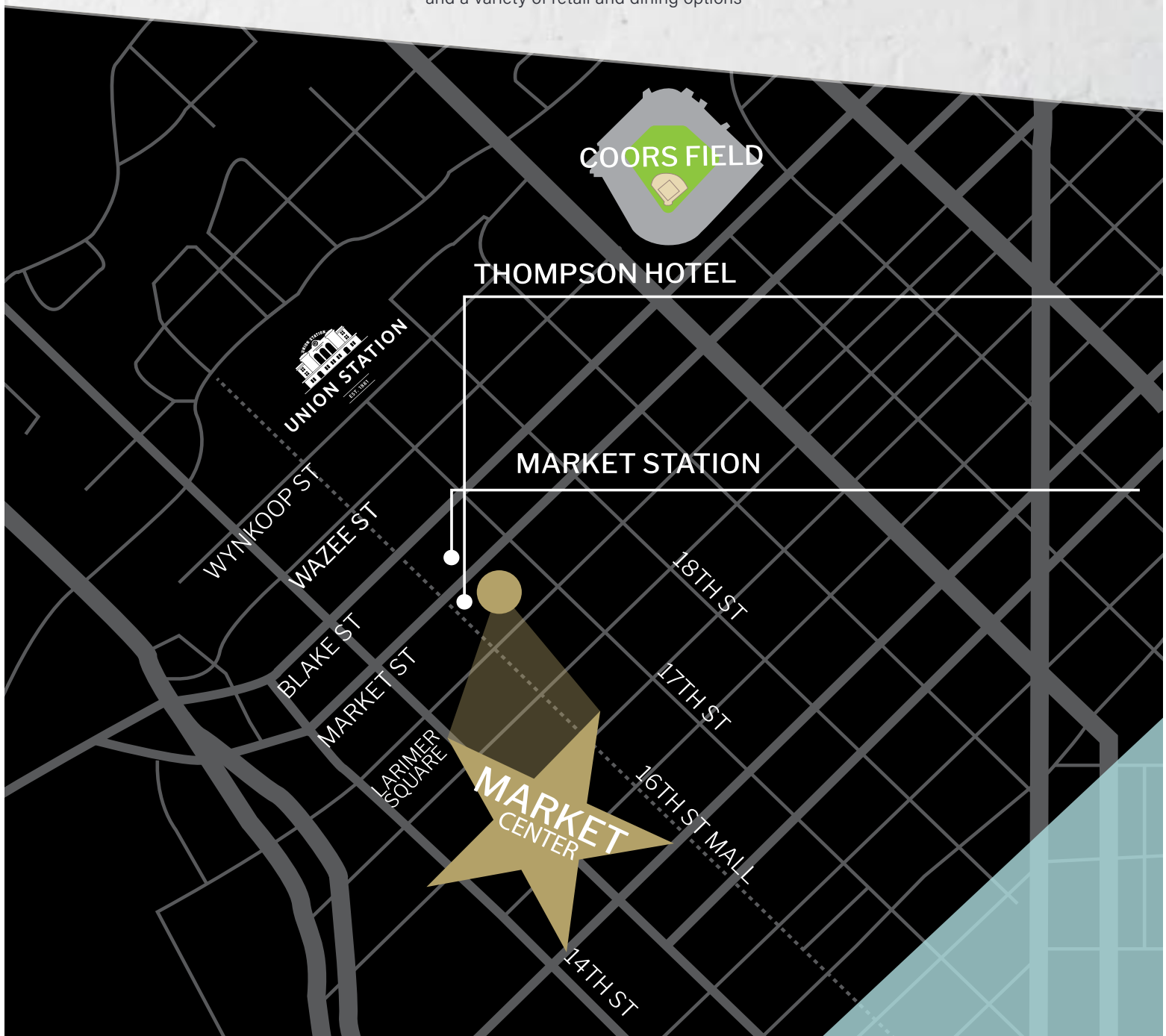
Adjacent to the new Thompson Hotel

Two blocks from Union Station Denver

Two blocks from Larimer Square

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





HISTORIC LANDMARK

EST - 1878

MARKET CENTER

17TH & MARKET

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#MarketCenterLoDo
#Denver
#Historic
#Landmark

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