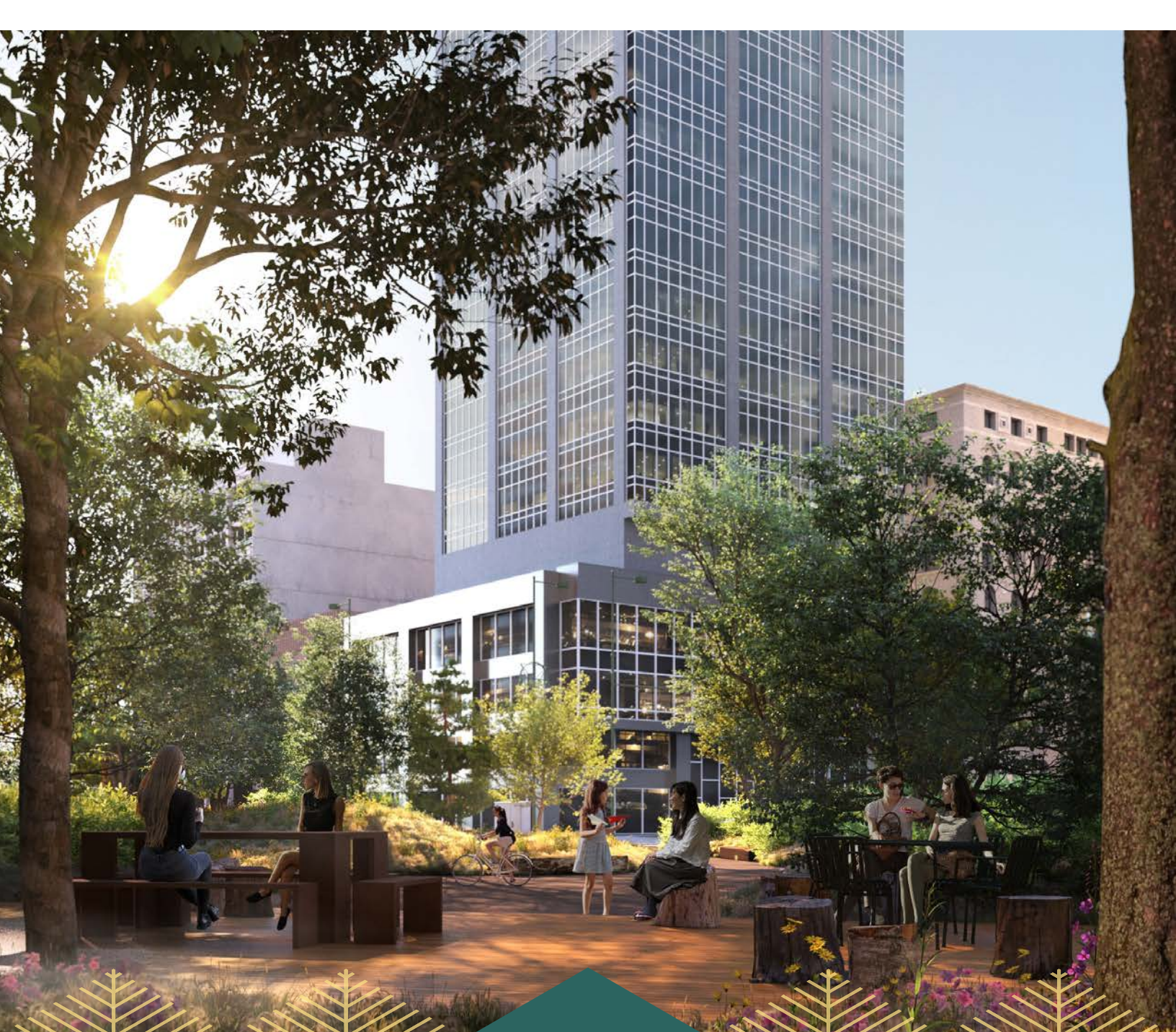


# 633

SEVENTEENTH  
STREET



633 17TH STREET | DENVER, CO 80202



633

SEVENTEENTH  
STREET

## A FUSION OF NATURE & PRODUCTIVITY

In the heart of Downtown Denver, discover the urban oasis of 633 17th Street. Steps from the light rail, stroll through our natively landscaped plaza before grabbing a coffee at the café in our natural light filled lobby. Whether you're looking for high-end spec suites, a highly accessible central location, or amenities that today's talent is searching for, you'll find your hub for experience at 633 17th Street: your fusion of nature and connectivity.



# BUILDING FACTS

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BUILT IN 1974

**RENOVATIONS  
COMPLETE  
2022**

STORIES

**32**

RENTABLE AREA

**581,372 SF**

FLOORPLATE SIZE

**± 19,200 SF**

PARKING

**1.0 | 1,000 SF**

OWNED BY EQ OFFICE





## FEATURES & AMENITIES

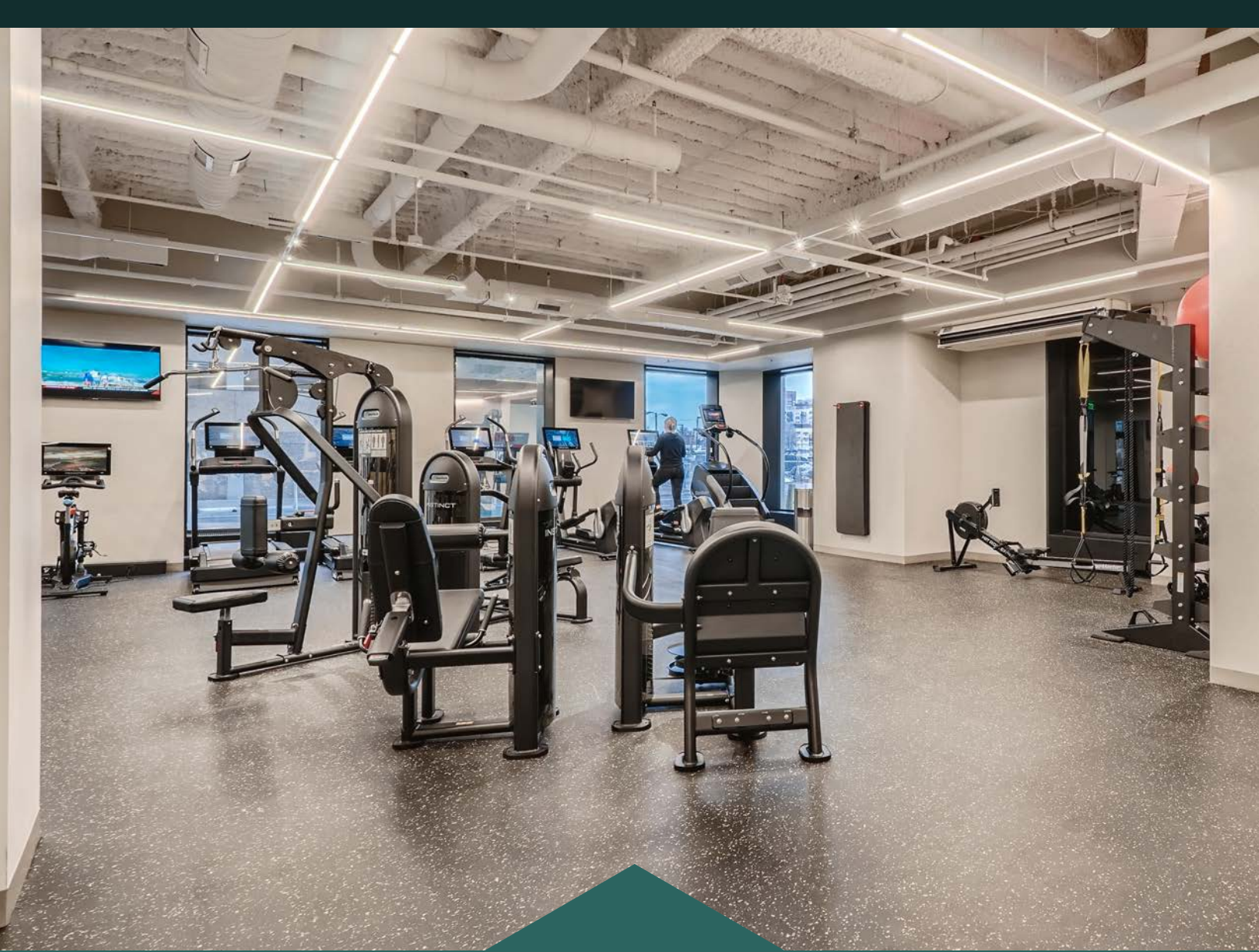
- Building renovations now complete
- On-site property management
- 24-hour security
- Free Wi-Fi in all common areas underway
- Collaboration work environments in lobby and outdoor plaza
- State-of-the-art fitness center with showers and lockers
- Conference facility underway
- Covered parking
- Café coming soon
- Located on light rail line

# DENVER'S URBAN OASIS

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Take advantage of one of Colorado's 300 sunny days a year and head outdoors to our urban oasis for a boost in productivity and a breath of fresh air. Our new green space, inspired by the natural Colorado landscape, is the perfect location for relaxing, eating lunch or meeting with co-workers in one of our collaboration areas.





## MODERN SPACES, INFUSED WITH SOPHISTICATION

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Our new state of the art fitness center was design for our tenants to focus on health and wellness without breaking-up their daily routines. With fitness options ranging from lifting to treadmills and everything in between, our fitness center will help our tenants balance their fitness goals with their professional goals-a healthy, win-win combination.

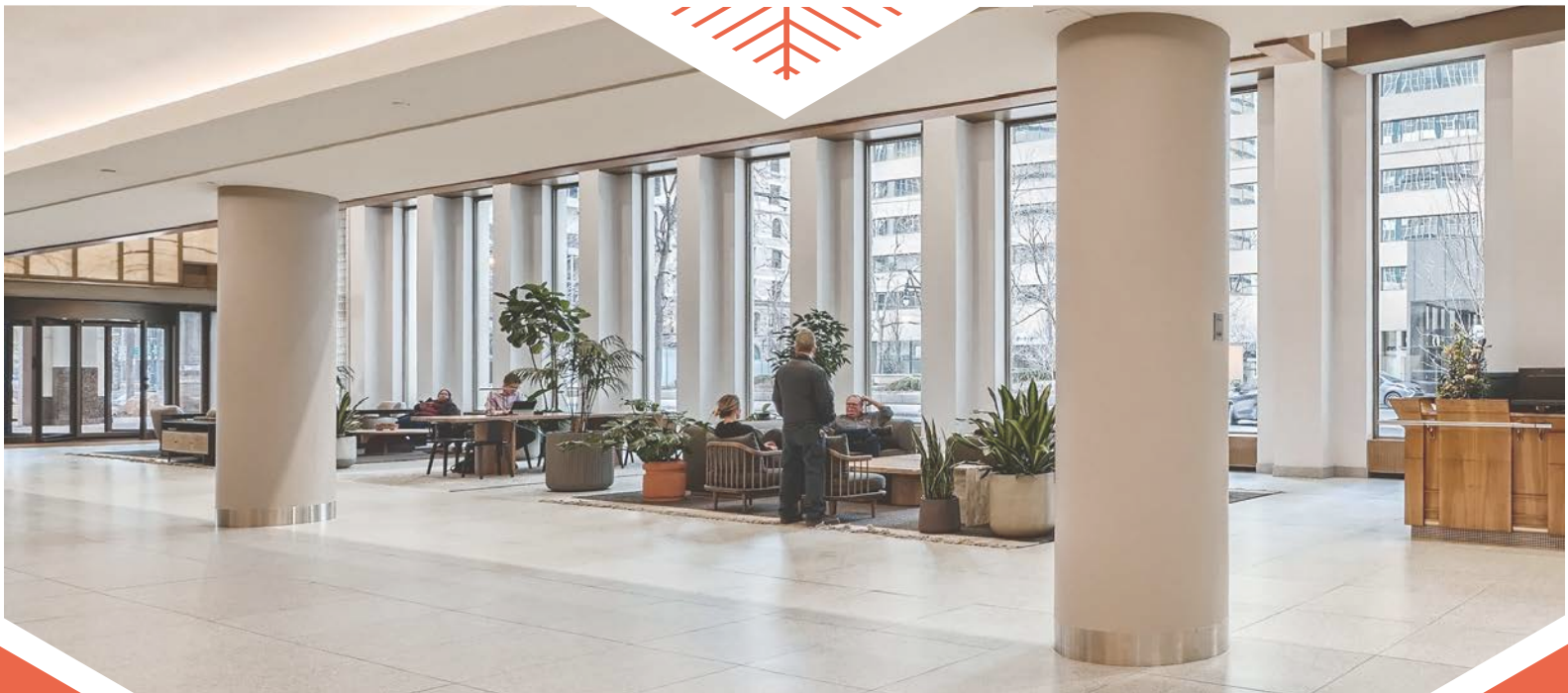


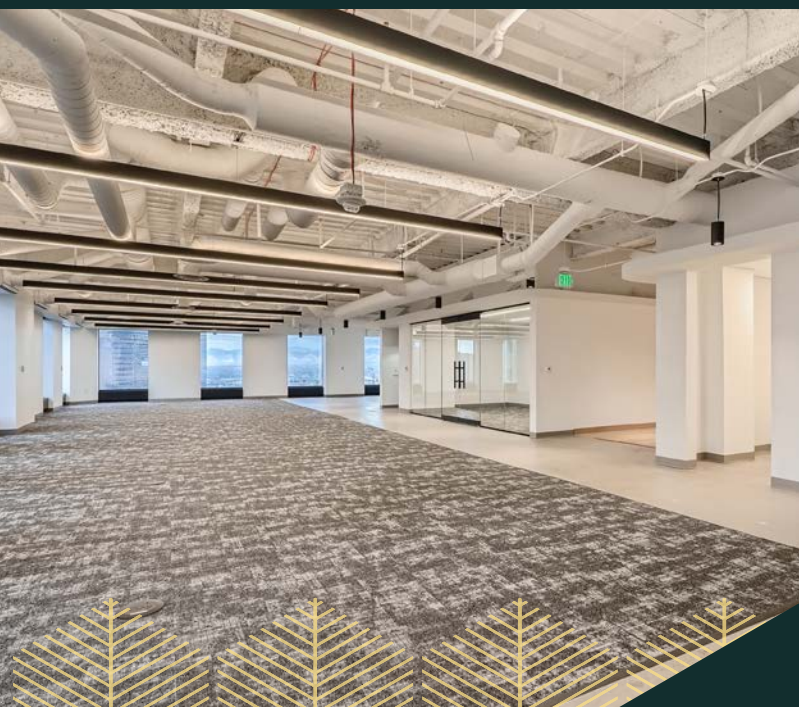


## MORE THAN A FIRST IMPRESSION

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Our Tryba-designed lobby has been strategically reimagined to promote collaboration and increase productivity. With an abundance of natural light to illuminate and enrich the space, we invite you to the lobby to work independently, strategize in small groups, or simply take a moment to unwind during your workday.



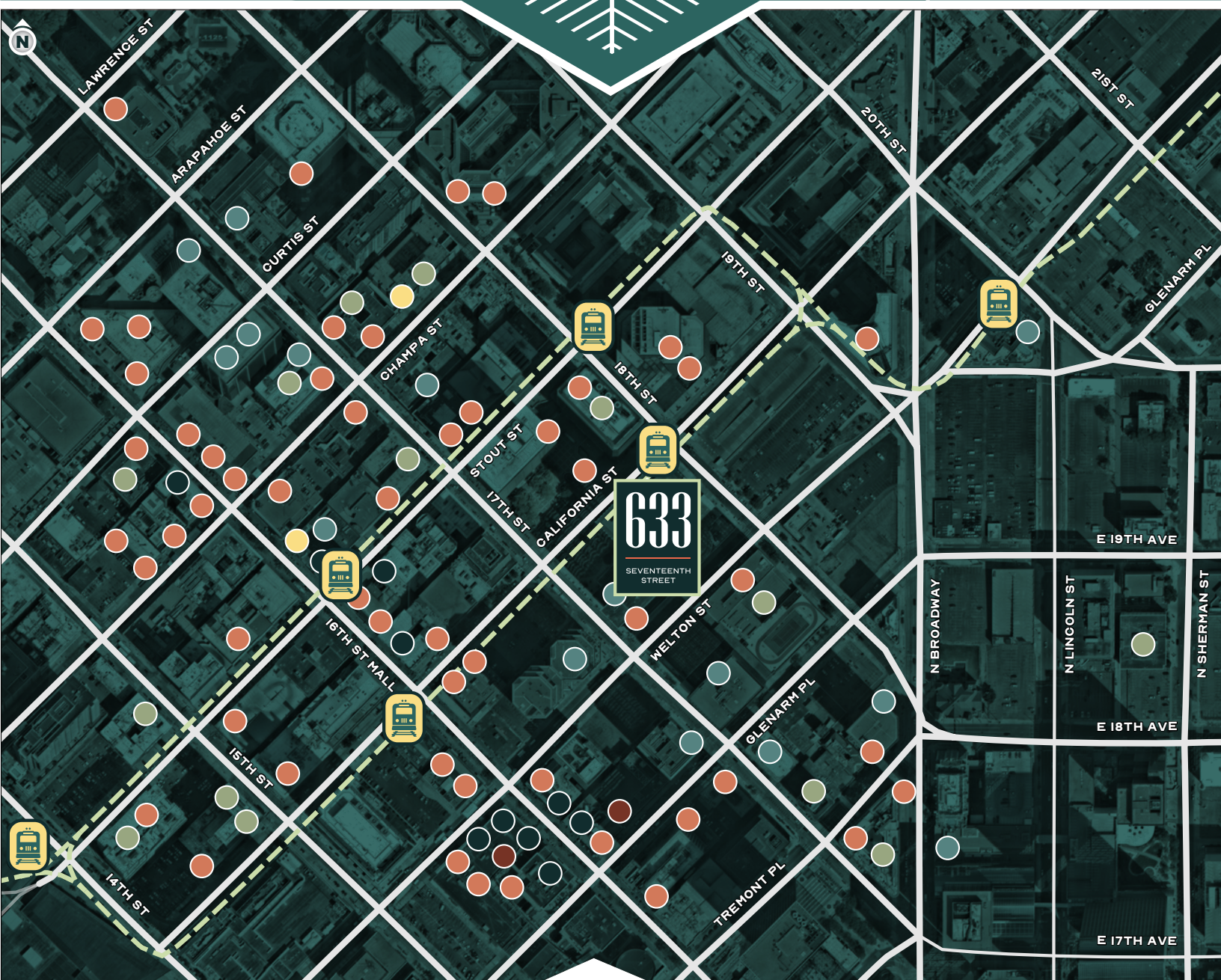


## HIGH-END, FLEXIBLE SPACES & SOLUTIONS

Our building features an inventory of high-quality spec suites designed to exceed your expectations. Whether you're a start-up or an established business, well-designed, professional office space is something everyone appreciates. With spec suites ranging from  $\pm 2,500$  SF - 19,000 SF, we have flexible spaces and solutions to help your team grow and evolve.



# A HOME WITHIN THE HEART OF THE CITY



FOOD & BEVERAGE

ENTERTAINMENT

HOTELS

HEALTH & WELLNESS

RETAILERS

FINANCIAL INSTITUTIONS

# WE ARE EQ OFFICE

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**While other real estate owners talk about square footage and floor plans, EQ focuses on the experience – how space feels, activates, and performs.**

Our vision, centered around our customers' success, is to drive humanity into the workplace and beyond.

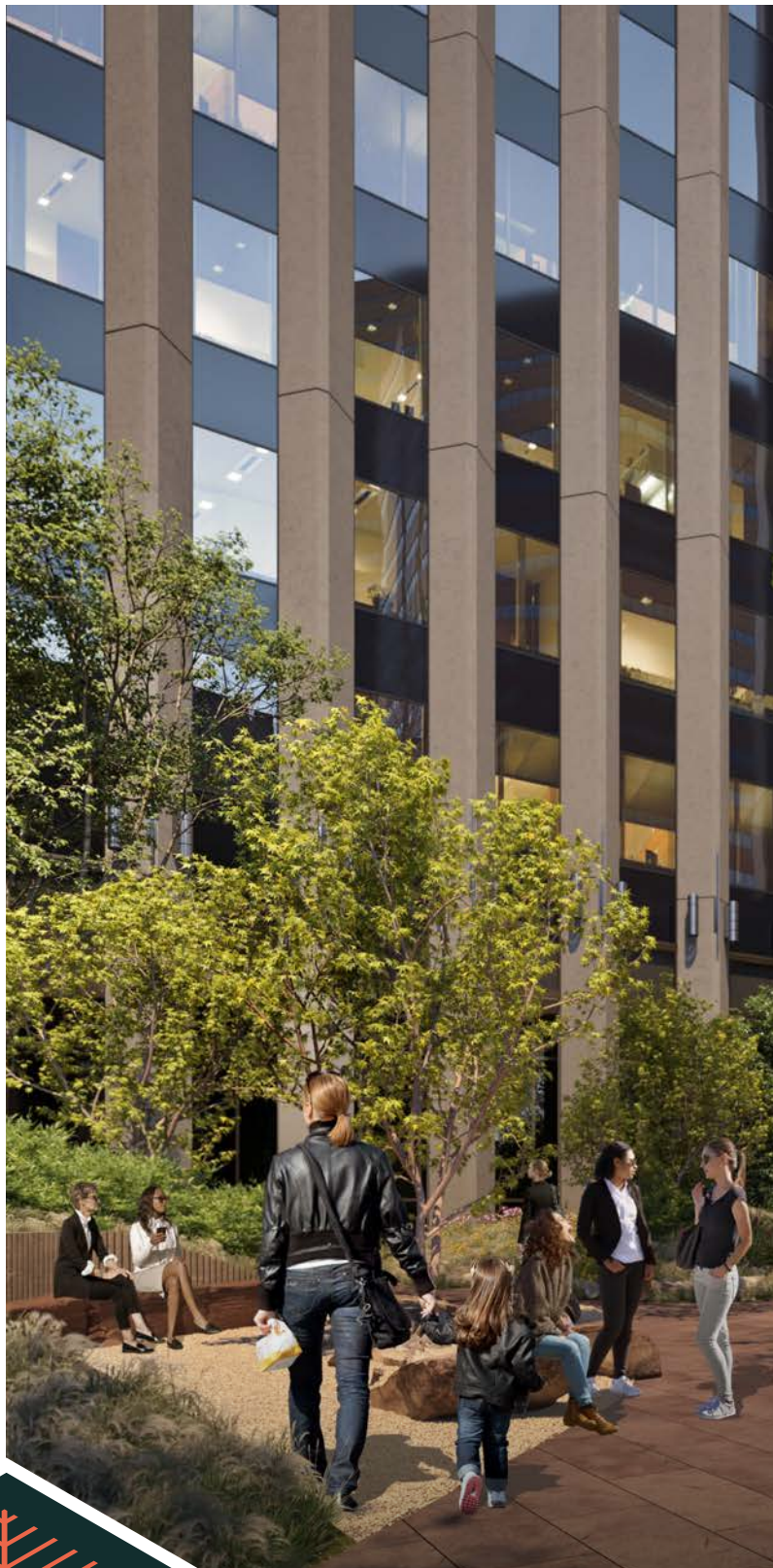
Our mission is to help companies attract, retain, and inspire talent by creating effective workplaces. We create spaces for greatness to happen - where people feel welcomed.

Our teams are dedicated to being responsible and giving members of our communities. We are invested in making the best decisions with the resources we consume, and we are committed to the well-being of our team members, tenants, and surrounding neighborhoods.

We strive to build economic health in communities by regenerating urban spaces, preserving local culture, and driving humanity into our workplaces.



[EQOFFICE.COM](https://eqoffice.com)



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