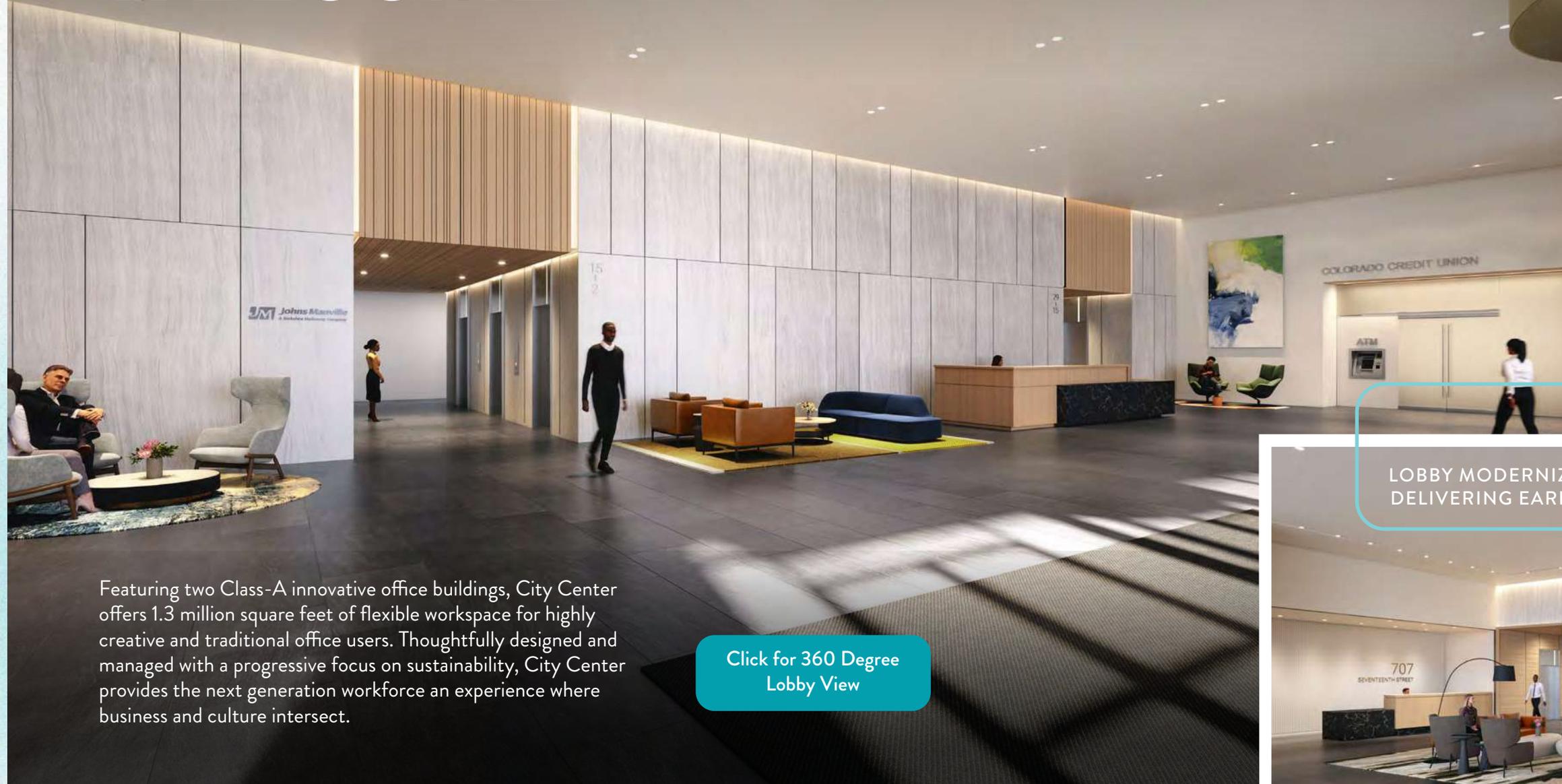




707 & 717 17TH ST

WELCOME

TO THE CENTER OF IT ALL



Featuring two Class-A innovative office buildings, City Center offers 1.3 million square feet of flexible workspace for highly creative and traditional office users. Thoughtfully designed and managed with a progressive focus on sustainability, City Center provides the next generation workforce an experience where business and culture intersect.

[Click for 360 Degree Lobby View](#)



LOBBY MODERNIZATION
DELIVERING EARLY 2023



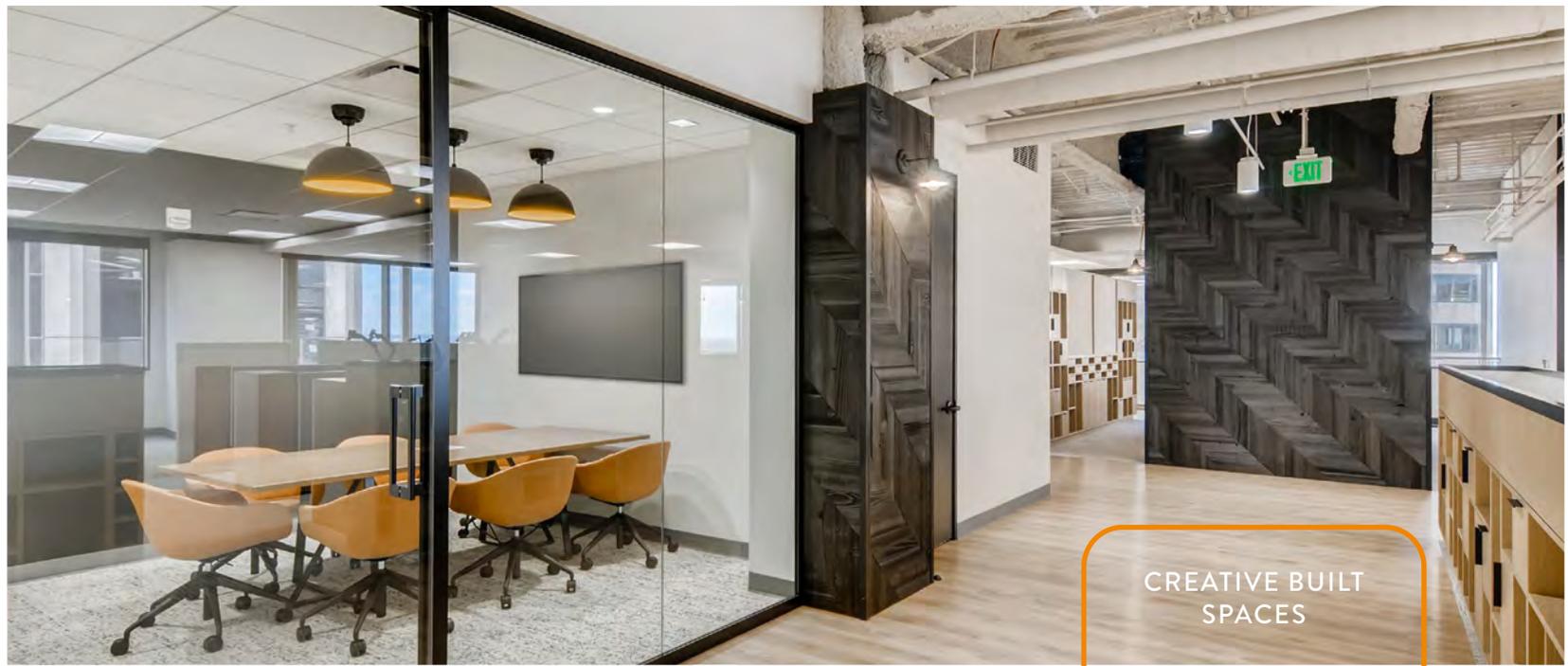


MODERN FINISHES



CITY AND MOUNTAIN VIEWS

WHERE ENERGY FLOWS & INSPIRATION GROWS



CREATIVE BUILT SPACES

707 17TH STREET

- + Class: A
- + Size: 560,000 SF
- + Floors: 42
- + Typical floor size: 25,000 SF
- + 5-foot window mullions
- + Limited columns

717 17TH STREET

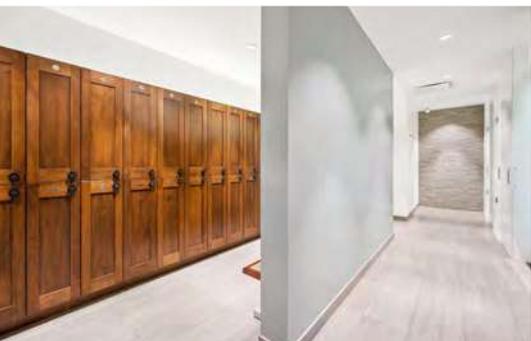
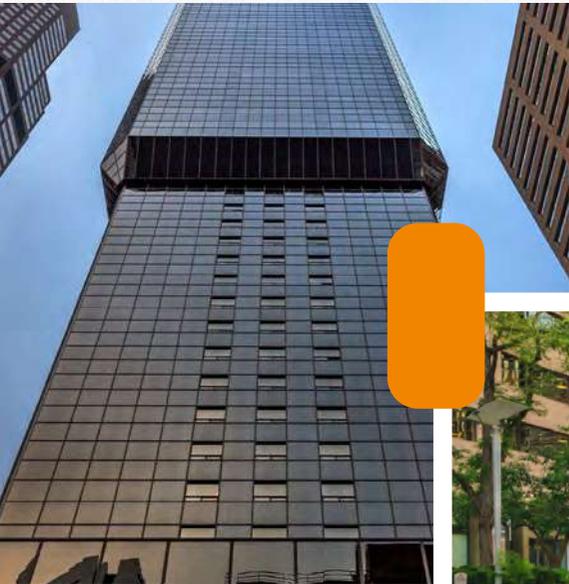
- + Class: A
- + Size: 690,000 SF
- + Floors: 29
- + Typical floor size: 24,000 SF
- + 5-foot window mullions
- + Limited columns



IT'S ALL RIGHT HERE



BEST-IN-CLASS AMENITIES



COMING Q1 2023

Lobby and elevator cab modernization
delivering 2023



On-site retail & dining: Corner Bakery Cafe,
French 75, Starbucks, Hilton Hotel, Colorado
Credit Union



Exclusive tenant-only fitness center with
complimentary instructor-led classes,
lockers, showers and towel service



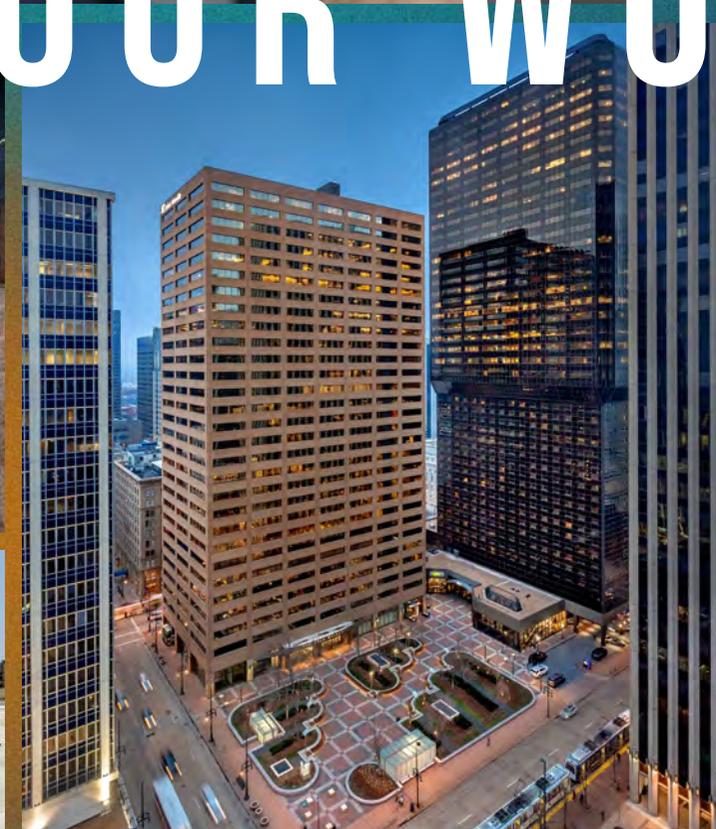
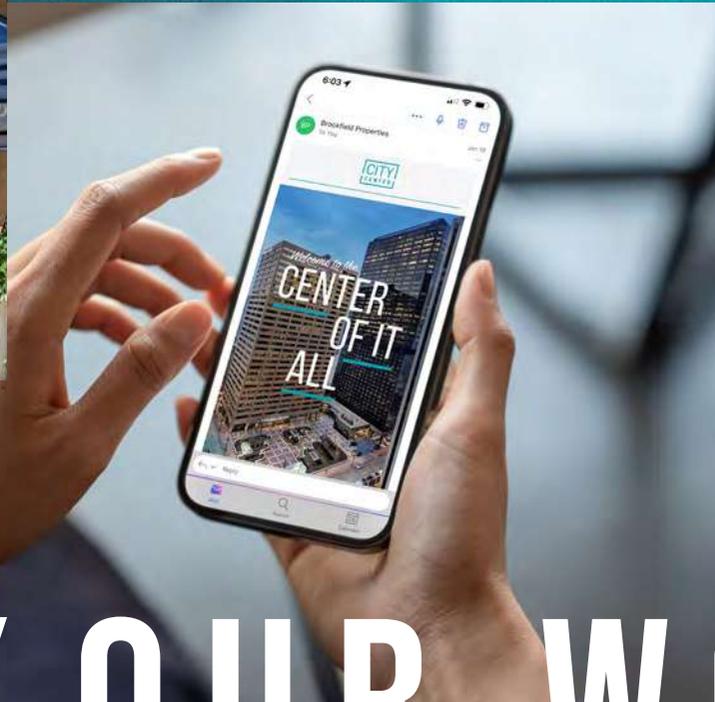
Largest outdoor plaza in downtown
Denver, featuring lush gardens, ample
seating, and complimentary Wi-Fi



Secure bike storage
for up to 189 bikes



Conference center with capacity
from 12-100 team members, Wi-Fi,
and projectors



ACTIVATED BY BROOKFIELD PROPERTIES
 A dynamic tenant engagement platform that brings creative, elevated experiences to tenants by building a sense of community. From fitness and wellbeing to exclusive perks and promotions, unlock an entire network of connections.

CLICK TO ACCESS

Activated

ENERGIZING YOUR WORKDAY

AXIIS BY BROOKFIELD PROPERTIES

A revolutionary office communications app that revolves around the workday, providing easy access to building information, events, contests, perks, security alerts and news that matters.

CLICK TO ACCESS

axiis

SUSTAINABLE SOLUTIONS



GRESB
 REAL ESTATE
 ★★★★★ 2021

707 & 717 17TH ST

AT THE HEART *of downtown*

City Center is an urban hub in the center of it all. Located in a thriving, walkable community anchored by food, retail, parks, businesses and housing.

WALK SCORE

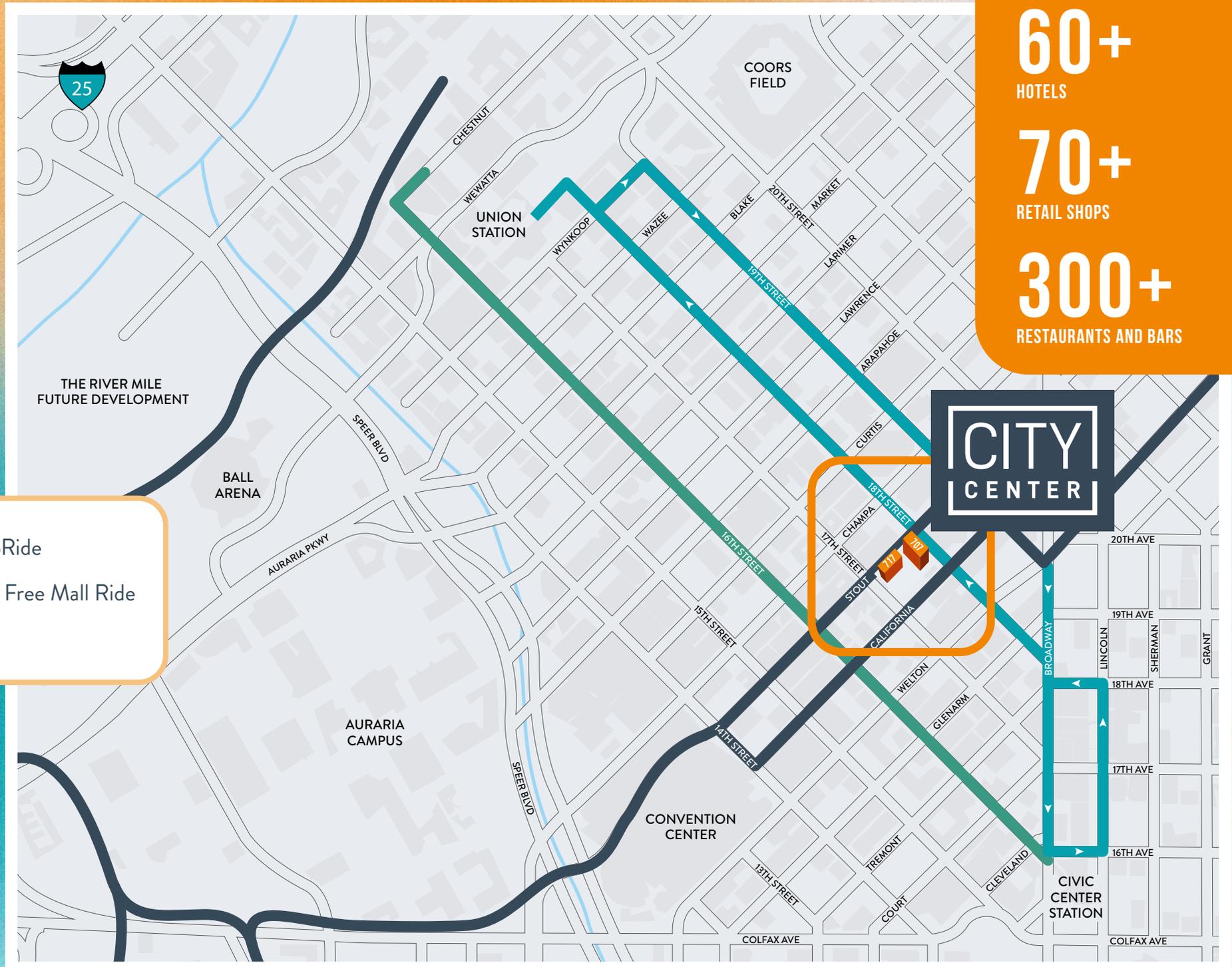
99

TRANSIT SCORE

96

BIKE SCORE

96



60+
HOTELS

70+
RETAIL SHOPS

300+
RESTAURANTS AND BARS

Brookfield
Properties



MICHAEL CRANE

+1 303 260 6533
michael.crane@jll.com

JULIE RHOADES

+1 303 542 1520
julie.rhoades@jll.com

ANDY ROSS

+1 303 260 6504
andy.ross@jll.com



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CENTER OF IT ALL