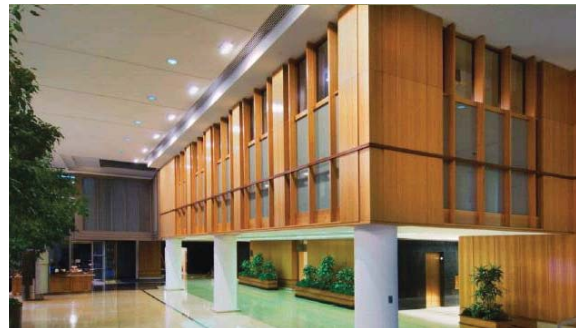


TOWER ONE 633 17TH STREET

633 17th Street is a Class “A” signature office asset in the heart of Denver’s Central Business District (CBD) consisting of 552,988 rentable square feet. 633 17th Street is a 32-story, office tower constructed in 1974 and known for its strong vertical lines and narrow profile.

633 17th Street has a superior location due to its accessibility and close proximity to numerous restaurants, retailers, hotels and immediate access to mass transit. 633 17th Street is only one of a handful of assets in the CBD that have a light rail station directly at its side lobby door, and with the CBD as the hub of the 14-mile regional transportation system, the building is easily accessible from all points in the seven-county metro area.



BUILDING SPECIFICATIONS	
Building Size:	552,988 s.f.
Stories:	32
Parking:	1:1,000 s.f. ratio
Floorplates:	17,907 - 18,592 s.f.
Rates:	Negotiable
Amenities:	<ul style="list-style-type: none">• Light Rail Station• On-Site Fitness Center• Starbucks• Copy Center• Wellness Facility• Common Conference Room• Concierge• 24 Hour Security• Dry Cleaner

For leasing information call: Peter Schippits +1 303 260 6511 or Michael Crane + 1 303 260 6533

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TOWER ONE 633 17TH STREET

CURRENT AVAILABILITIES

Suite	Square Foot	Comments
1650	3,328	8 private offices, conference room, kitchen, reception area and coat closet
1700	4,278	7 private offices, conference room, reception area, kitchen / work room and 2 storage file rooms
1750	1,010	3 private offices
1790	3,099	6 private offices, conference room, open work area and kitchen
1870	4,315	Open floorplan
1950*	11,196	15 private offices, work room and kitchen
1990	1,191	2 private offices, workroom and closet
2000*	18,592	Full Floor Opportunity! 40 exterior private offices, two large conference rooms and work room
2110	1,273	Open floorplan
2150	3,687	3 private offices, conference room and open work area
2320	8,137	17 private offices, conference room, print/work room and reception area
2370	1,769	4 private offices
2600**	6,280	15 private offices and kitchen
2650*	12,222	Open floorplan

**Suites 1950 & 2000 can be combined for 29,788 s.f.*

***The 26th Floor can be combined for 18,502 s.f.*

NEW 7,500 S.F. FITNESS CENTER!



All tenants of Colorado Plaza Towers have access to our new innovative fitness center.

THE CENTER FEATURES:

- Free weights
- Classroom where Pilates, Yoga, cardio and personal training is offered
- State-of the-art fitness equipment
- Locker rooms featuring showers and personal lockers

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