

**PRICE
DROP**

\$500,000



Equitable Building Office/Medical Condo

730 17th STREET | SUITES 9F & 9G | DENVER, CO 80202



~~\$600,000~~

7 OFFICES, LARGE LOUNGE AREA,
KITCHEN & PRIVATE ENTRANCES



PROPERTY OVERVIEW

This beautiful space consists of 2 units being sold as one, and is located on the 9th corner, top floor of the historical Equitable Building and has views of the city not found in a lot of the spaces. It is located in the Central Business District and surrounded by restaurants and coffee shops. Full time concierge on site and a reception area. Beautiful common areas for conferences and meetings. The space is empty, and does NOT currently have tenants. All utilities are included in the HOA, and does not incur additional charges for overage. Owner is offering to cover HOA dues for the first year.



BLDG. SIZE
222,630 SF



SUITE SIZE
2,945 SF



YEAR BUILT
1890 - Suite renovated 2016



VIRTUAL TOUR
[Click here!](#)

area & suite Amenities

BUS LINE

SECURITY SYSTEM

SHOWER FACILITIES

COMMUTER RAIL

KITCHEN

HARDWOOD FLOORS

FITNESS CENTER

STORAGE SPACE

AIR CONDITIONING

LG CONFERENCE RM

CENTRAL HEATING

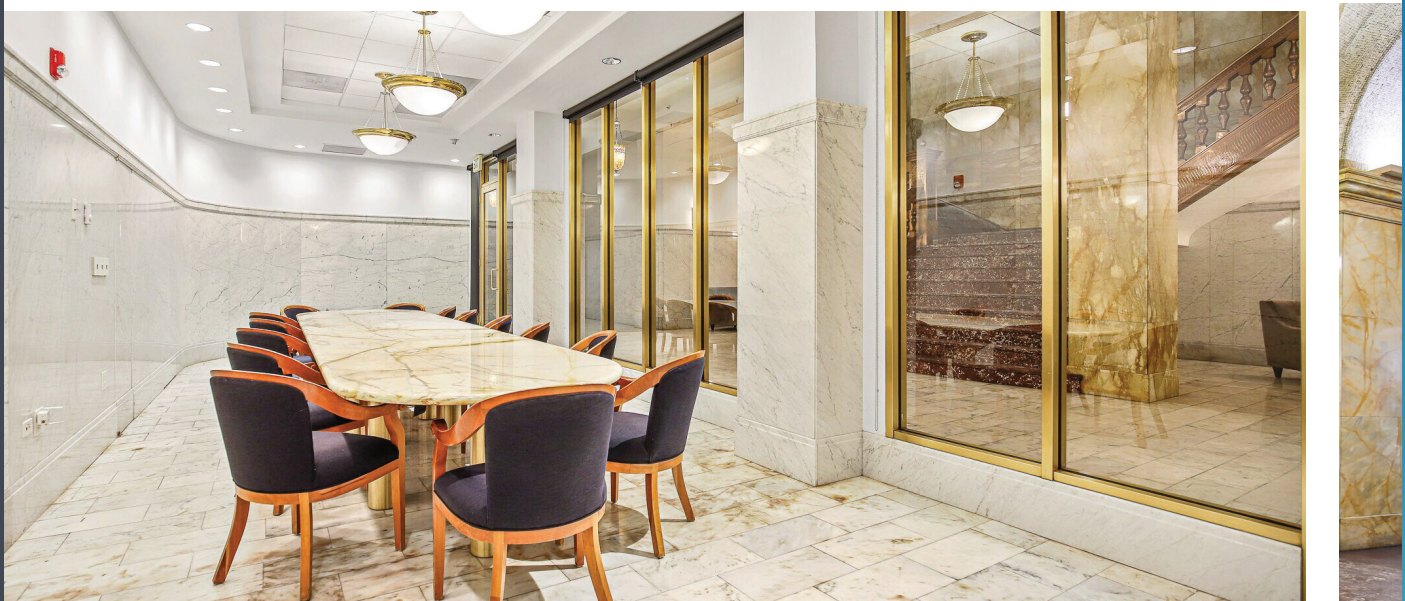
RETAIL NEARBY

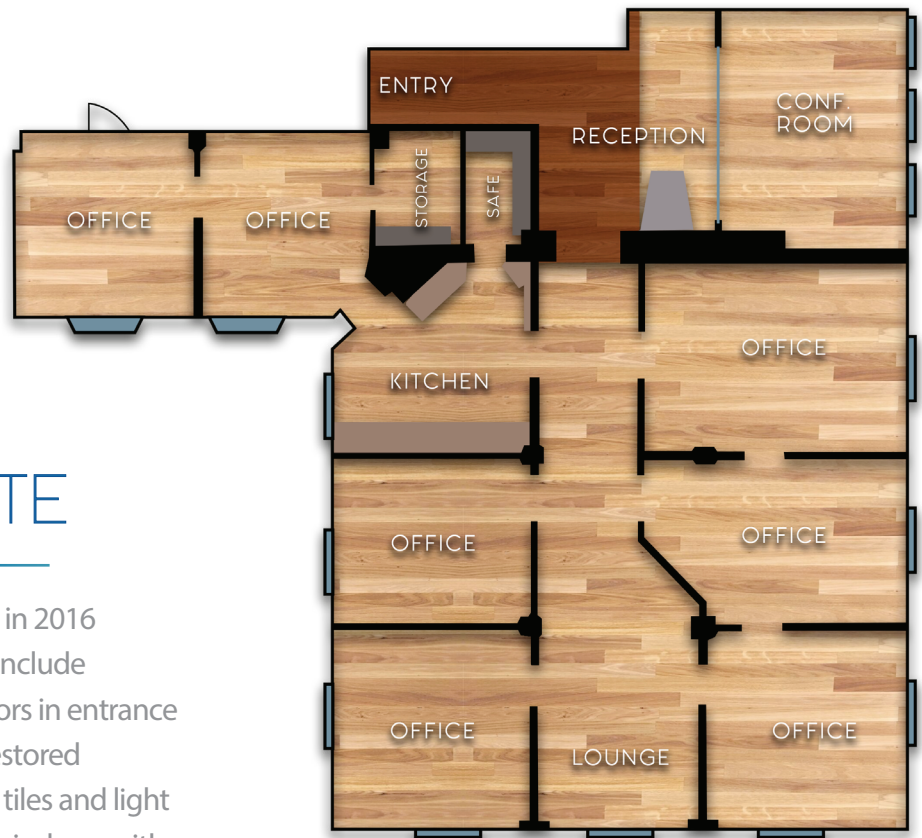
PROP MGR ON-SITE

NATURAL LIGHT

UPDATED SUITE

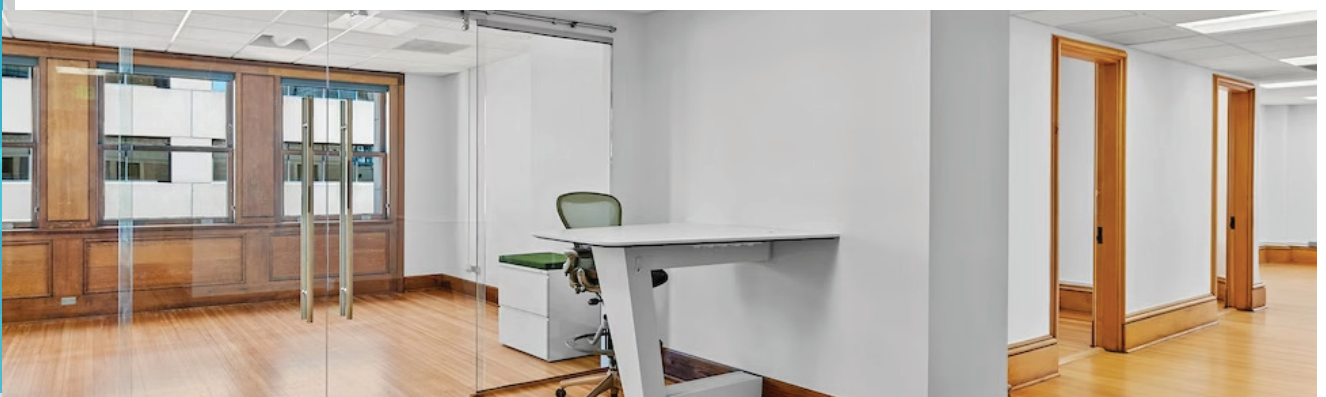
BUILDING COMMON AREAS



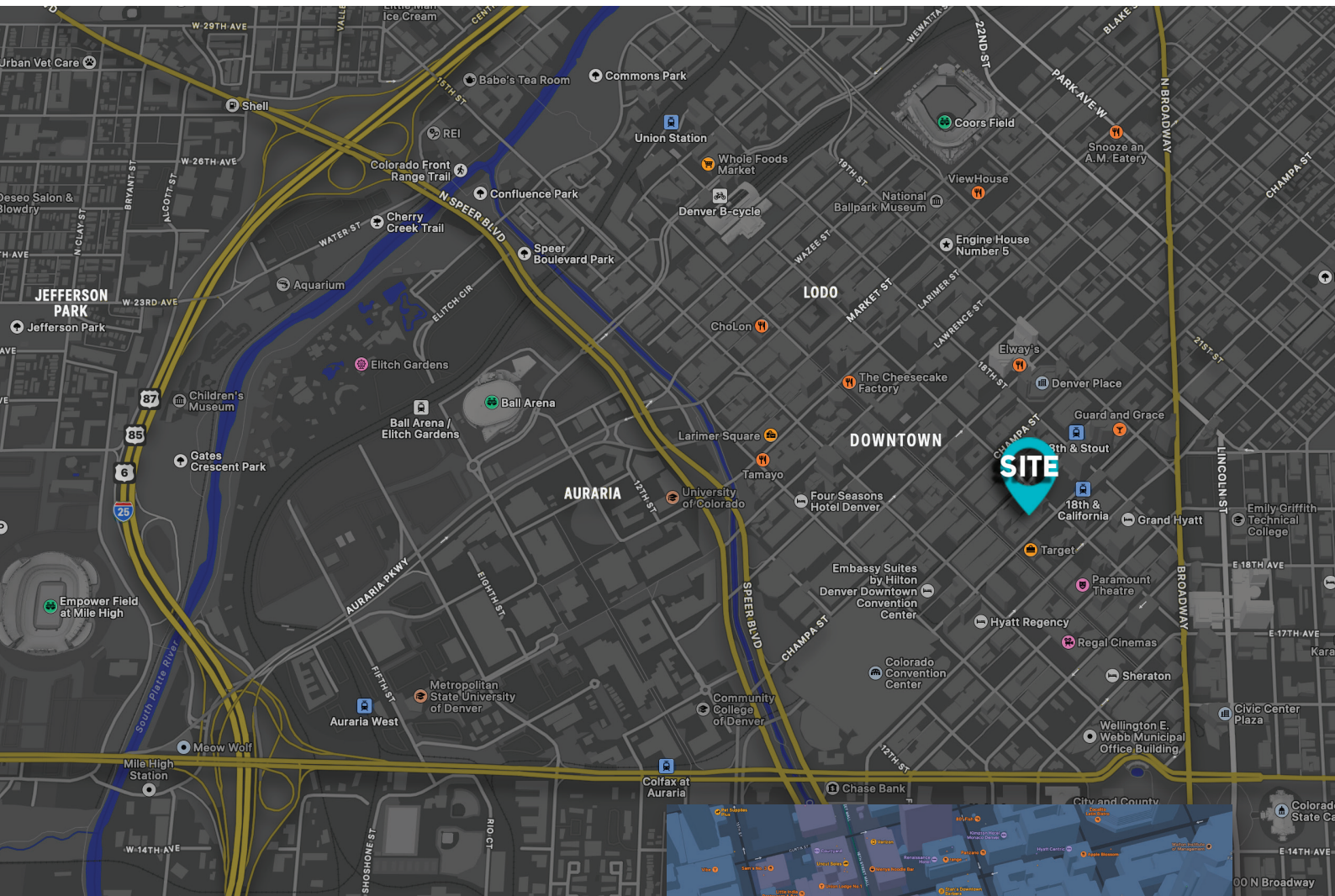


ABOUT THE SUITE

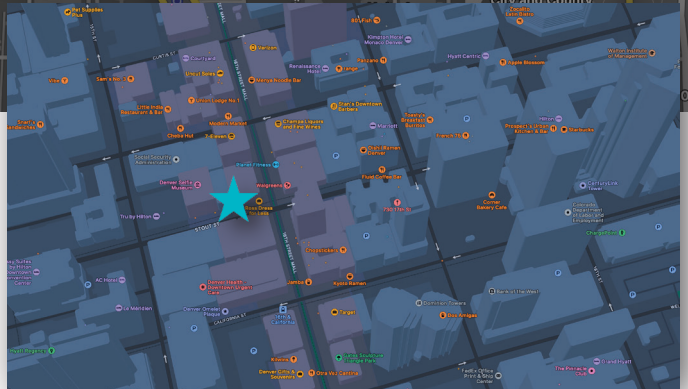
Renovations were made in 2016 totaling \$60,000, which include modern sliding glass doors in entrance and conference room, restored hardwood floors, ceiling tiles and light fixtures. There are large windows with blinds in every office surrounded by natural light. 7 large offices, each can be locked and private, and 2 of them have a separate entrance that can be blocked off if need be. Beautiful kitchen with refrigerator, sink, many cabinets, and storage. 2 Large storage closets and original bank vault. 2 additional conference rooms, a gym and shower room.







Zoom



AERIAL MAP/ COMPETITION

This building has so much history and beauty! The interior is one of the most beautiful in the city: it seems Equitable wanted nothing but the best. Marble from France, Italy, Vermont and Tennessee enhance the interior. The lobby is illuminated by a tripartite Tiffany window and elegant chandeliers, and is lined with buttery yellow marble, deep-red marble floors, marble pillars and a glass mosaic lined groin vault ceiling. The grand bronze staircase leads to a landing with a spectacular Tiffany stained glass window, "The Genius of Insurance," in which the Equitable Company, represented by Minerva, the Greek goddess of protection, comforts a bereft widow and orphan. Read More [HERE](#).



BRIAN TOBLER

303.506.8122

btobler@brcrealestate.com