



US BANK TOWER

950 17th Street, Denver

A CALLAHANCAPITALPARTNERS PROPERTY

Sophisticated.

US Bank Tower's timeless architecture and elegant white Carrera marble lobby conveys a sense of contemporary sophistication.

Sustainability.

US Bank Tower is committed to sustainability and has implemented numerous conservation programs and green initiatives in order to reduce the building's impact on the environment.



- ~ Energy efficient lighting fixtures
- ~ Motion sensors in common areas
- ~ Energy management system
- ~ EnerPrize energy monitoring system
- ~ Enhanced single stream recycling
- ~ Electronics recycling program
- ~ B-cycle bike sharing station
- ~ Sustainability awareness events

US Bank Tower

Soaring 26 stories above the prime intersection of 17th and Curtis, US Bank Tower offers dramatic floor-to-ceiling views of the Rocky Mountains and numerous Denver landmarks. US Bank Tower is within a block of the 16th Street Mall and a short walking distance to downtown's most popular restaurants, hotels and entertainment venues.



Facts.

Class:	A
Year Built:	1974
Year Renovated:	2008
Building Size:	519,000 SF
No. of Floors:	26
Typical Floor Size:	19,000 SF
Parking Ratio:	1:735 RSF

PARKING:

The building offers a two-level underground parking garage containing 166 spaces and an adjacent parking structure with 590 spaces.

SECURITY:

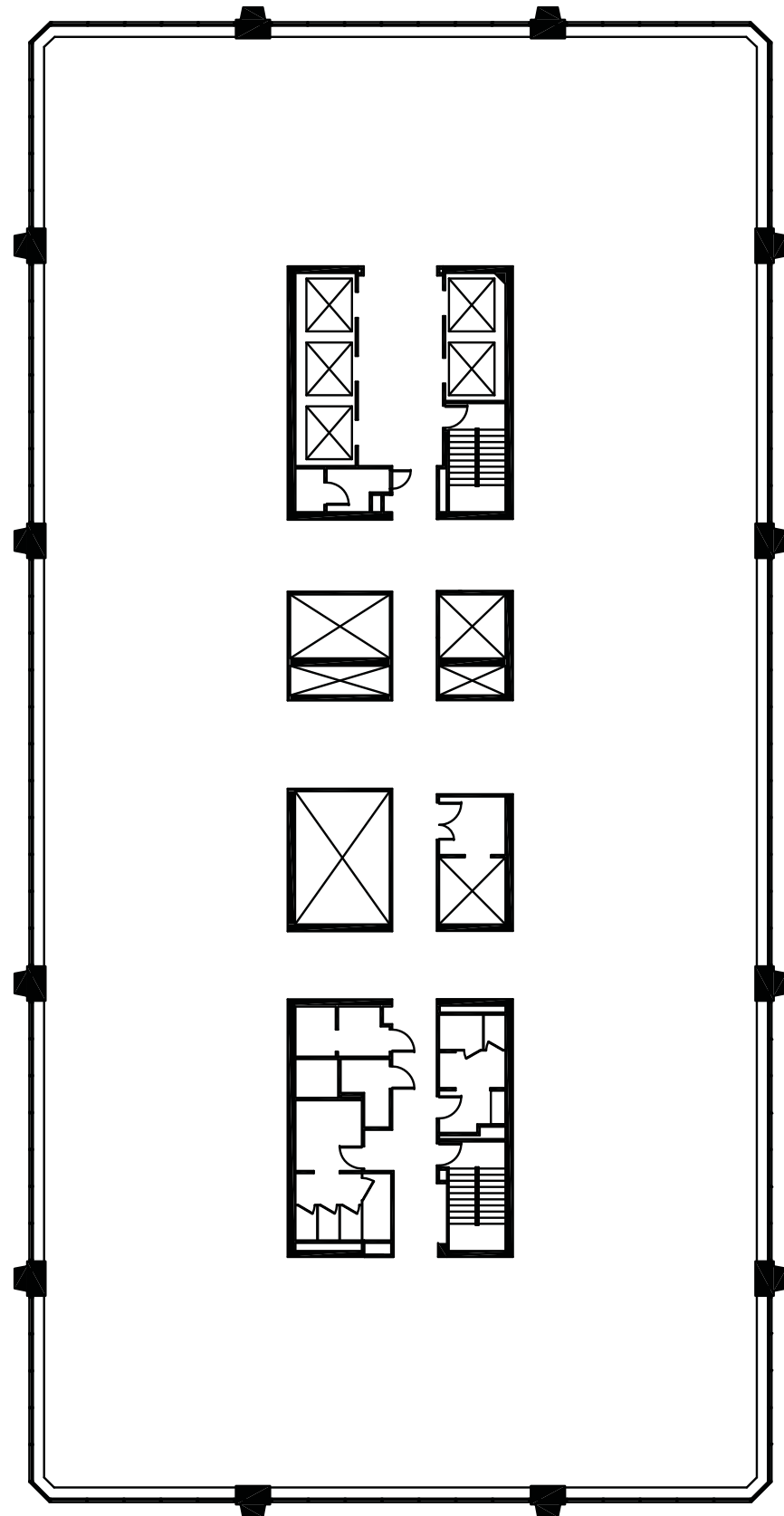
The building has 24/7 on-site security personnel and a guard station in the main lobby. A key card system is in place for after-hours access.

ON-SITE AMENITIES:

- ~ US Bank
- ~ Café Options, Chili's, Goodtimes Burgers
- ~ Ann Taylor Loft, Verizon, Children's Place
- ~ FedEx, UPS and Airborne Express drop boxes
- ~ Multiple telecom providers
- ~ Management office

Typical Floor

19,000 SF



Location



US Bank Tower
950 17TH STREET, DENVER CO

US Bank Tower
950 17TH STREET, DENVER CO

US Bank Tower

A CALLAHANCAPITALPARTNERS PROPERTY

FOR LEASING INFORMATION

Kevin Foley

T 303.542.1550

kevin.p.foley@am.jll.com

Andy Willson

T 303.217.7980

andy.willson@am.jll.com

JLL

1225 17th Street

Suite 1900

Denver, CO 80202

T 303.260.6500

F 303.260.6501

www.jll.com/denver

