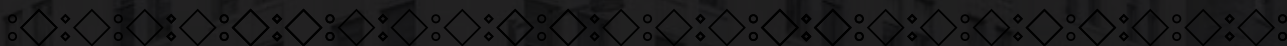




THE VAULT







# Unlock a new story.

The Vault is for those who recognize and appreciate value created through the test of time:  
The unique. The original. The historic. For those who spot what's truly special.  
Who look to preserve and protect it. In buildings, teams, leaders, stories, and memories.  
Who know these are things worth safeguarding. In business and in life.

Welcome to The Vault, ideally located on iconic 17th Street in downtown Denver.  
Discover exciting office and retail leasing opportunities today.



# Historic Building, Iconic Address

- Located at 821 17th Street at Champa Street in Downtown Denver, in the city's original business district
- In the early 1900s, 17th Street became known as "The Wall Street of the West"
- Built in 1907, remodeled in 1927, and declared a Denver landmark in 1977
- Listed on the National Register of Historic Places as the first high-rise built of reinforced concrete west of the Mississippi
- Historically important center of financial activity in the West, most recently as the Colorado Business Bank building
- Features large, historic vaults on lobby and lower levels









# Ideal Office and Retail Space

- Unique downtown Denver office and retail space delivering in Spring 2018
- 110,000 SF building with 13,000 SF of retail or office space at historic lobby level
- 83,000 SF of office space in levels 2 through 9
- 12,000 SF of legendary basement/ subbasement retail space
- Grand lobby heralded today as one of the top historic lobbies in the city
- Full floor options available to office tenants with ability to scale to multi-floor options
- Incredibly flexible floor plates well suited to technology and creative businesses as well as financial services and law firms
- Retail spaces ideally suited to innovative food and beverage retailers

# Architectural Treasure Trove

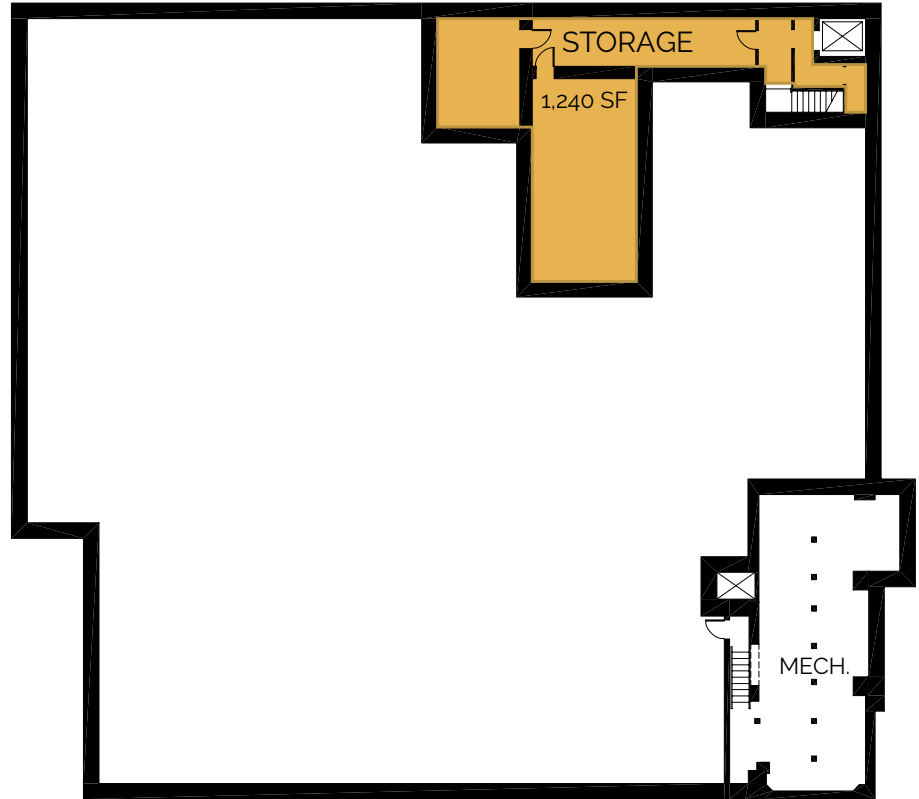
- Architecture reflects Commercial and Sullivan-esque styles
- Thoughtfully preserved building with original marble finishes, oak windows, ornate artwork, vintage chandeliers, and historic bank vaults
- Featuring spectacular cast bronze exterior doors, indoor sculptural panels, and a sculpted frieze depicting the history of money
- Showcasing modern interiors inspired by craft revival with design-forward use of concrete, brass, and tile
- Large windows on all floors provide plenty of natural light





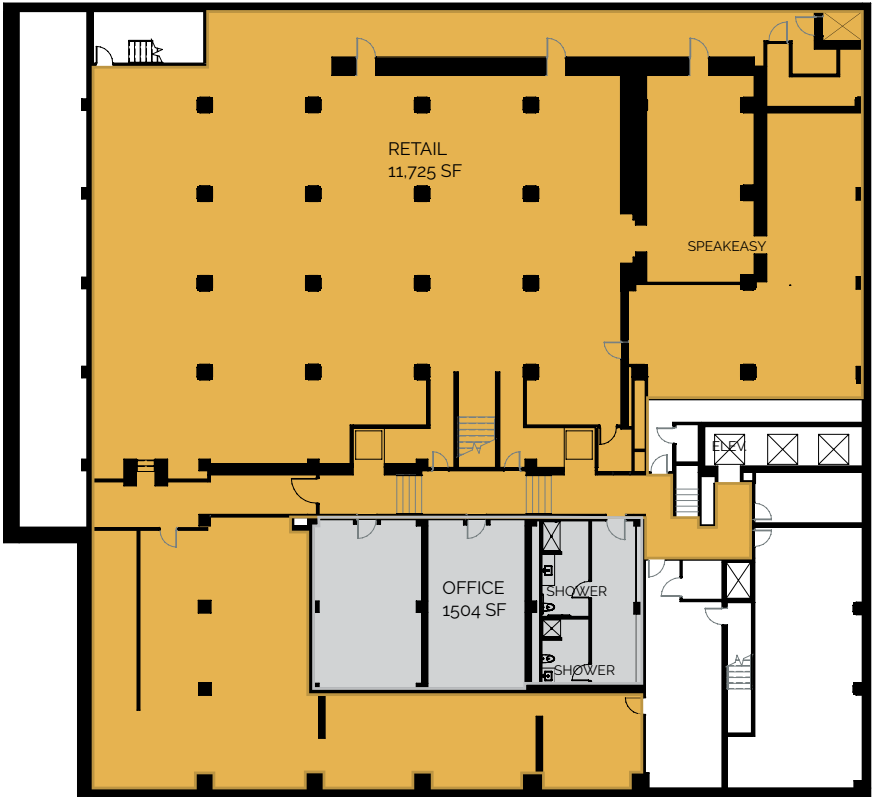
# Retail floor plans

SUB - BASEMENT

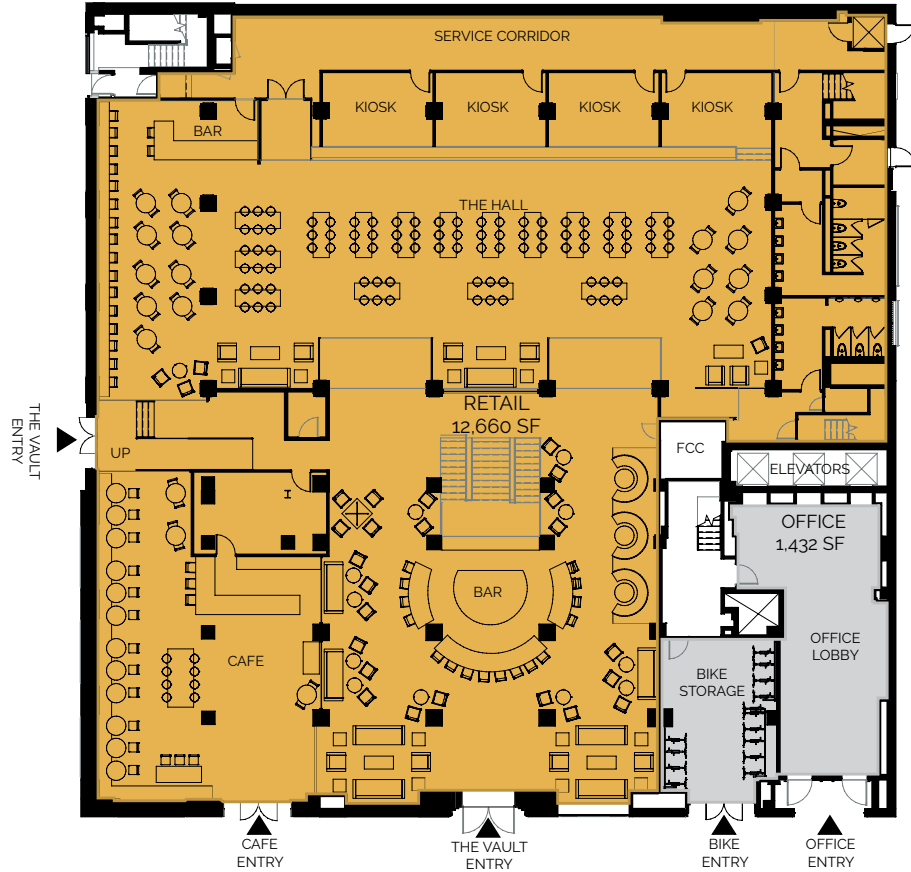




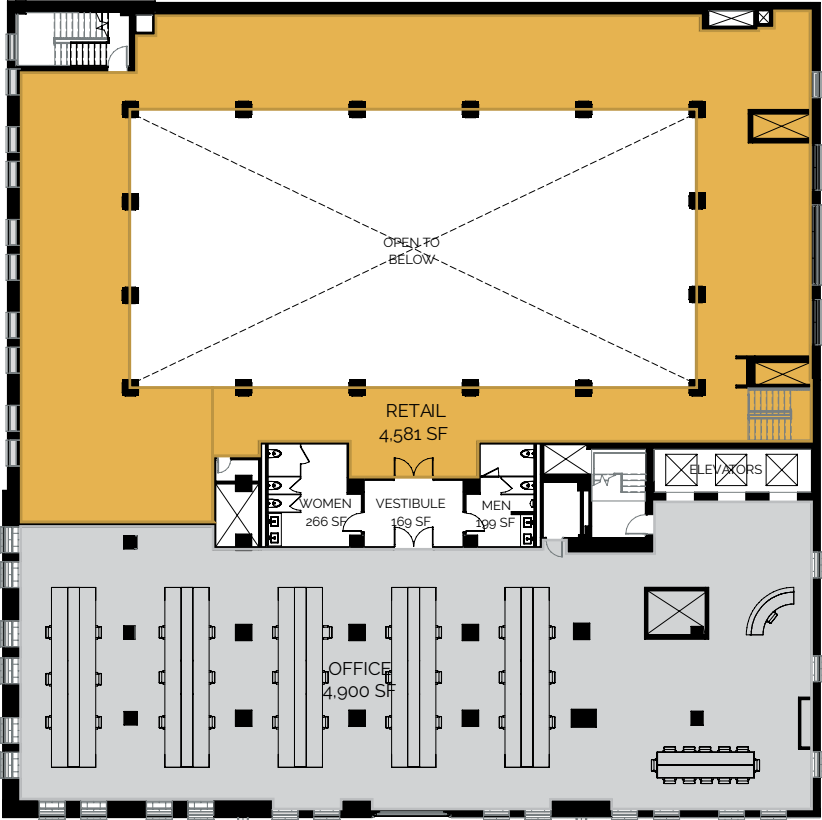
BASEMENT



# GROUND FLOOR



2ND FLOOR



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