

NOW LEASING!

# PREMIER RETAIL SPACE

Be part of Wells Fargo Center,  
the third tallest building in Colorado  
with over 2,500 employees.

**Wells Fargo**  
Center

1710 SHERMAN ST | DENVER, CO



# Market Overview

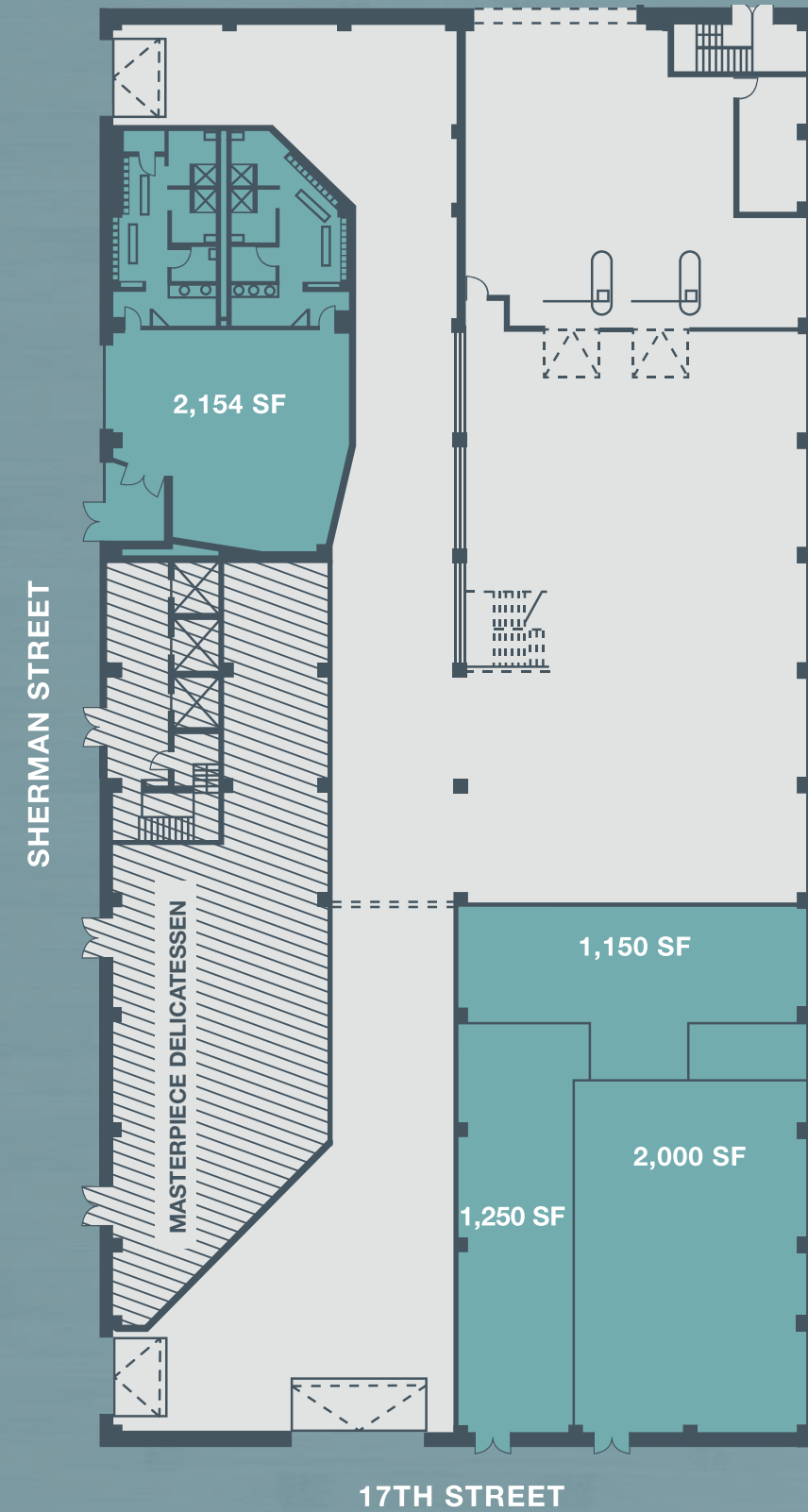
	1/4 MILE	1/2 MILE	1 MILE
POPULATION	2,747	10,670	45,235
DAYTIME POPULATION	14,903	48,595	133,393
HOUSEHOLDS	1,963	7,320	29,845
AVERAGE INCOME	\$49,455	\$57,736	\$60,612
DAILY TRAFFIC	19,825		



14,903  
EMPLOYEES  
WITHIN 1/4 MILE

# Availability

■ AVAILABLE    ▨ LEASED



# Central Location

Wells Fargo Center is located in Denver's thriving uptown district with more than 50 restaurants within walking distance. Just minutes away, the 16th Street Mall is Denver's hub for shopping, dining and entertainment. This tree lined pedestrian promenade is filled with outdoor cafés, shops, restaurants and retail stores. In addition, Denver's "Restaurant Row" on East 17th Avenue is only 2 blocks away.

**WALK SCORE** : 95

**TRANSIT SCORE** : 86



FOR LEASING INFORMATION

Eli Boymel | 720.287.6862 | 303.506.4094 cell | eboymel@creginc.com  
 Rich Hobbs | 720.287.6865 | 303.594.4043 cell | hobbs@creginc.com

**BEACON CAPITAL PARTNERS**