

1710atSPIRE.com

**DEAK
SELLS
DENVER**
YOUR REAL ESTATE CONSULTANT

Jim Deak / Your Castle Premier Real Estate

Stunning 17th floor Residence in Denver's Iconic Theater District

Defining Your Colorado Lifestyle



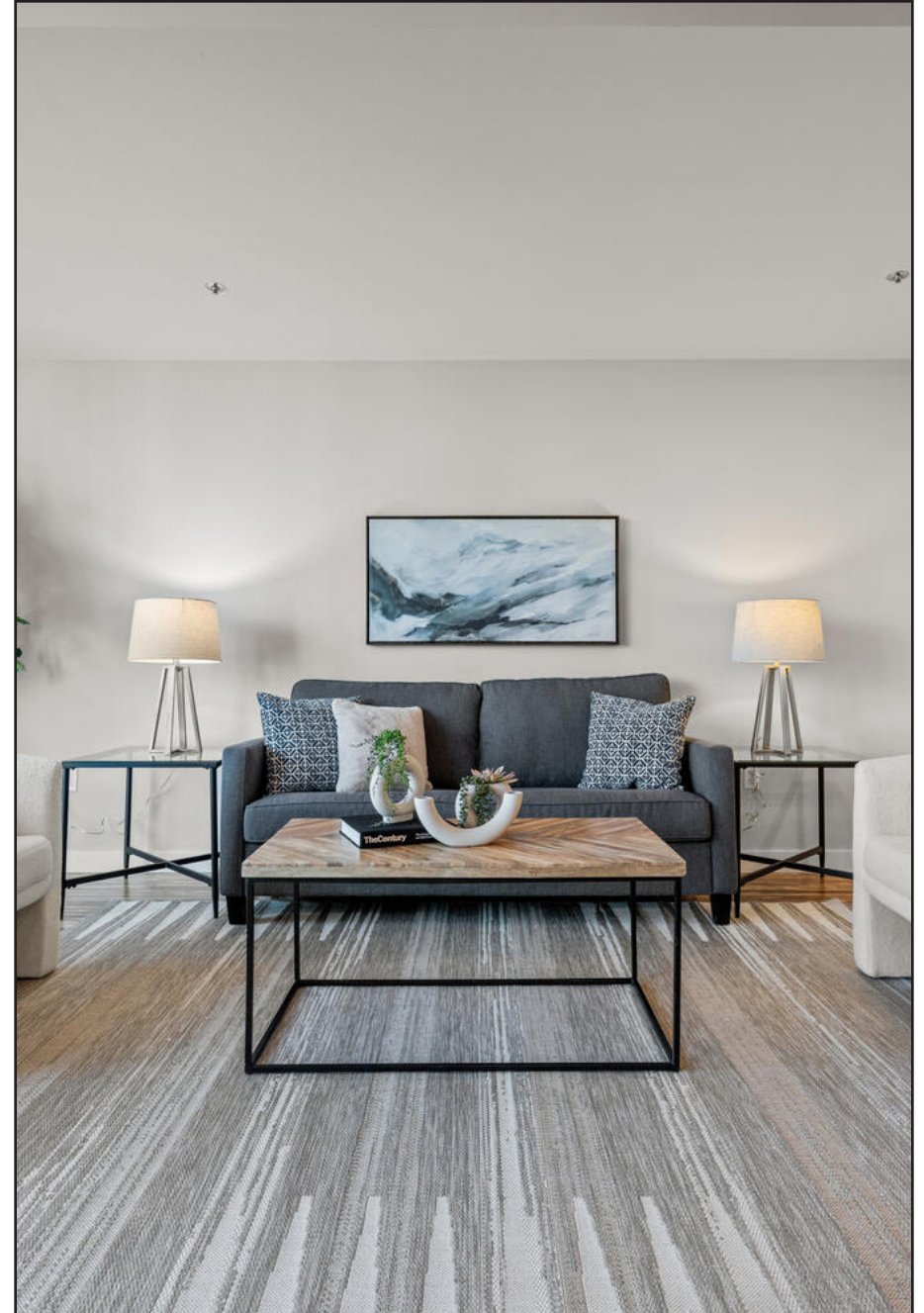
Discover 1710 at SPIRE. Featuring one of the most spacious floor plans at Spire, the distinctive finishes and rich textures of 1710 create a unique and welcoming ambiance. The blend of the open floor plan and more secluded personal spaces define this stunning executive residence. The creative use of contemporary lighting compliments the beauty of the home's extraordinary views, framed by the floor-to-ceiling windows that enhance the main living areas.

Your new home offers a rich blend of textures carefully selected to reflect your Colorado lifestyle. Bamboo floors add an eco-friendly beauty throughout the main living area and complement the distinctive finishes. You will love the solid surface counters and hardwood Euro-style cabinetry in the well-appointed Chef's kitchen.

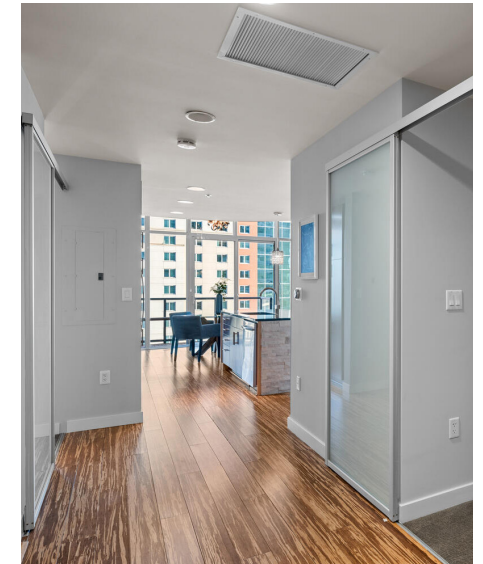
You will love the primary bedroom's substantial walk-in wardrobe, finished with its custom California Closet system. The additional en suite is complete with a Murphy bed, allowing you to accommodate guests as well as creating a larger workspace or a separate studio space. The residence's owner receives a secured, deeded parking space included with all the world-class SPIRE amenities.

Urban Living at its Finest

- 1,312 sq ft with an additional patio
- This preferred floor plan includes two well-appointed bedrooms and two baths
- Extraordinary views from the 17th floor of the Rocky Mountains and Denver's vibrant city center
- Wall-to-wall and floor-to-ceiling windows flood the home with natural light
- Impressive LED lighting creates a distinctive ambiance for parties, events, or intimate gatherings
- Eco-friendly bamboo plank flooring blends perfectly with the rich textures of granite and hardwoods
- Distinctive gourmet kitchen with granite counters, a suite of stainless appliances and Euro-style cabinetry
- Spacious primary suite with custom walk-in wardrobe closet - one of the largest closets in SPIRE
- Washer and dryer in the suite
- The second en suite bedroom offers flexibility with its Murphy bed and office space
- 1-gigabyte high-speed internet dedicated to each unit
- One secured, deeded parking spot included



Gallery





For a complete photo tour of this stunning home and location, please visit 1710PhotoTour.com

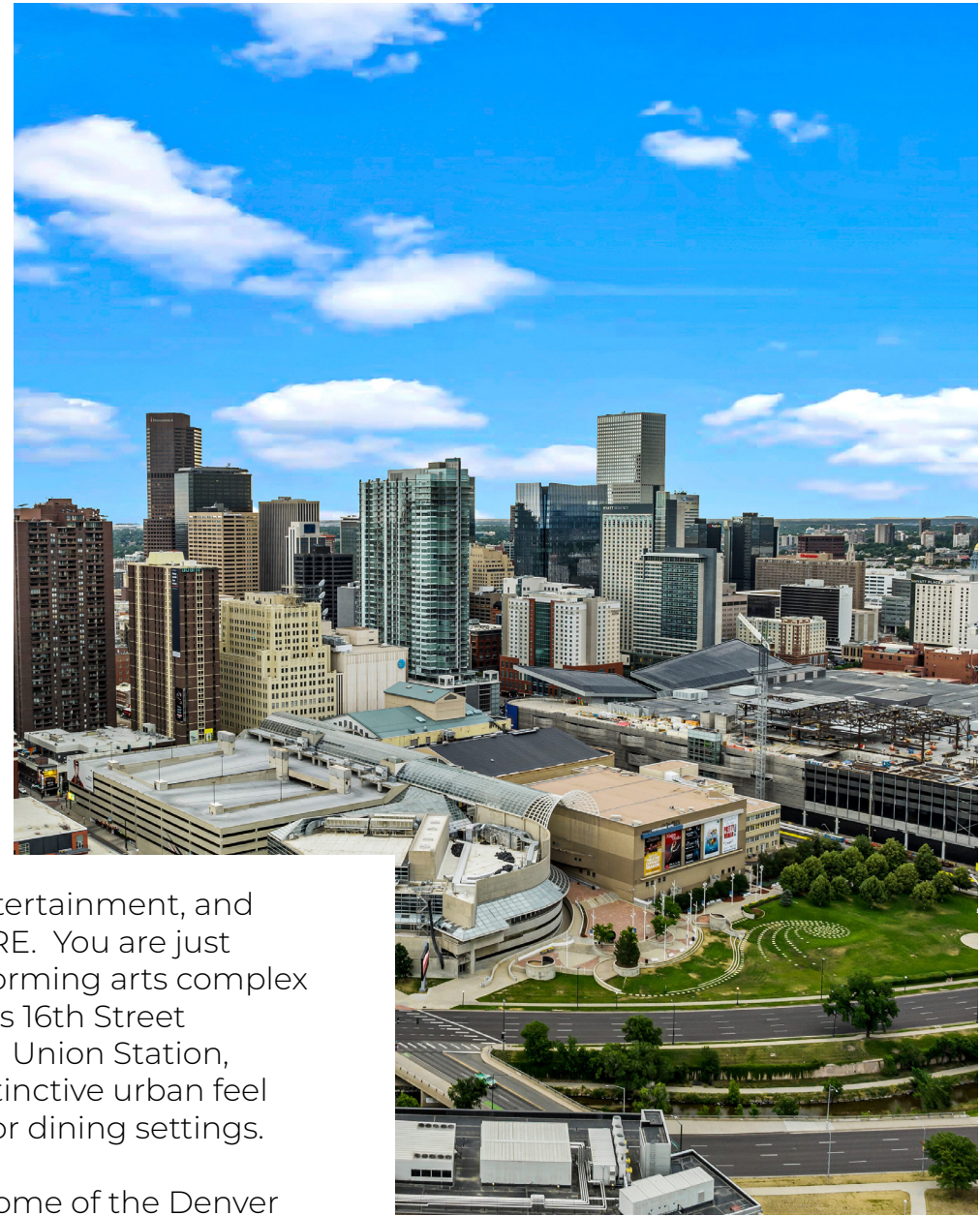
Life at SPIRE

World-class Amenities at SPIRE

- Two pools and hot tub heated year-round
 - Yoga area and Zen garden
- Extensive professional grade fitness center
 - The Zone multimedia lounge
- The Box Office multimedia theater with seating for 20+ and complete with state-of-the-art surround sound system
 - Outdoor grilling area with seating
 - 10th-floor private event lounge
 - Third-floor dog park with wash
 - 24-hour concierge desk
- Fully furnished guest suites for visiting family and friends*
 - Door-to-door delivery service from local restaurants
 - Modern security and access control systems
 - EV charging stations installed for select homes with future expansion in planning stages*
 - Multiple bike storage areas
- Ultra-fast 1-Gig high speed internet dedicated to each residence
- Located in the renowned Theater District and across from the RTD Light Rail Station
 - Housekeeping services with managed access *
 - Dry cleaning and grocery delivery program *

*Services require additional payments

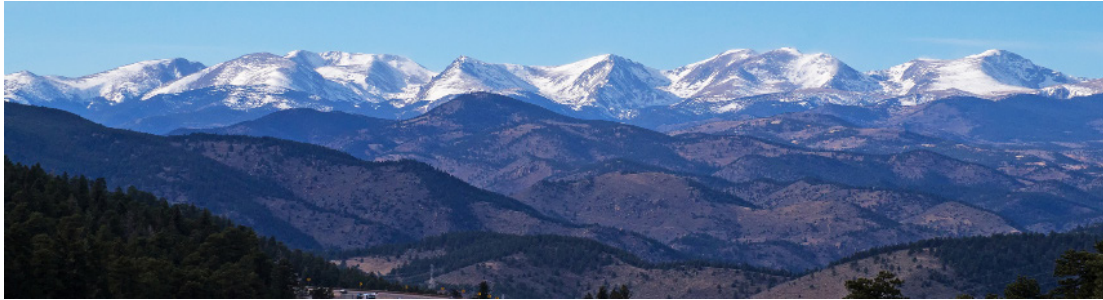
Welcome to the Neighborhood



Downtown Denver offers a wide array of unique restaurants, entertainment, and professional sporting events - all within walking distance of SPIRE. You are just footsteps from the world-class theater district - the largest performing arts complex under one roof. In addition, you are 2 short blocks from Denver's 16th Street Pedestrian Mall, with its collection of shopping and restaurants. Union Station, Larimer Square, and LoDo (Lower Downtown) also feature a distinctive urban feel with brewpubs, coffee shops, bookstores, and numerous outdoor dining settings.

Sports are an integral part of Denver, and you can walk to the home of the Denver Broncos, Colorado Avalanche, Denver Nuggets and the Colorado Rockies.

Your Colorado Lifestyle



Discover urban living at its finest. Located in the Theater District, you are steps away from Denver's premier venues and restaurants. Downtown Denver is defined by its historic settings, including the 16th Street Mall, Larimer Square, Confluence Park, and the Lower Highlands - all providing a unique collection of local restaurants, galleries, museums, and brewpubs.

The Denver Center for the Performing Arts is just outside your door and hosts world-class entertainment from Broadway plays to concerts year-round. Union Station is within walking distance from SPIRE, connects you by train to Denver International Airport or accesses the entire network of light rail destinations throughout the Denver area.

From skiing to hiking, Colorado has it all. Few destinations in the world offer access to such a wide array of year-round sports and mountain lifestyle choices. SPIRE is ideally located to connect you to the best Denver and the West have to offer.

www.1710atSPIRE.com



**DEAK
SELLS
DENVER**
YOUR REAL ESTATE CONSULTANT

PRESENTED BY JIM DEAK

(303) 997.9999

Jim@DeakSellsDenver.com

Your Castle Premier Real Estate
2755 South Locust Street #150
Denver CO 80222
(303) 962-4272