

# 2201

## Arapahoe St.

DENVER, CO 80205

**FOR SALE OR LEASE**

**Sale Price: \$2,500,000**

**Lease Rate: \$12.00/SF NNN**



### 18,251 SF Freestanding Industrial Building - Downtown Denver

#### Property Facts

|                              |                                                      |
|------------------------------|------------------------------------------------------|
| <b>Bldg Size</b>             | 18,251 SF                                            |
| <b>Warehouse</b>             | +/- 13,750                                           |
| <b>Office</b>                | +/- 4,501                                            |
| <b>Lot Size</b>              | 18,893 SF                                            |
| <b>Zoning</b>                | D-AS-12+                                             |
| <b>Water Line</b>            | 3 Inches                                             |
| <b>Loading</b>               | 3 Drive-In Doors<br>(10' x 12', 14' x 10', 8' x 10') |
| <b>Power</b>                 | 3 Phase, 240 V, 1,200 A                              |
| <b>Sprinklered</b>           | Yes                                                  |
| <b>Clear Height</b>          | 8'-24'                                               |
| <b>Property Taxes (2024)</b> | \$95,545.28 (2025)                                   |
| <b>NNN Estimate</b>          | \$7.00/SF                                            |
| <b>Year Built</b>            | 1941                                                 |



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## Property Highlights

**Prime Downtown Location** - Situated at 2201 Arapahoe in the heart of Denver, offering unbeatable access to downtown amenities, major highways, and public transit.

**Flexible Industrial + Office Layout** - Ground-floor warehouse space with second-floor office area, ideal for a variety of users or redevelopment opportunities.

**High-Profile Corner Site** - Excellent visibility and frontage in a rapidly growing neighborhood with strong surrounding development activity.

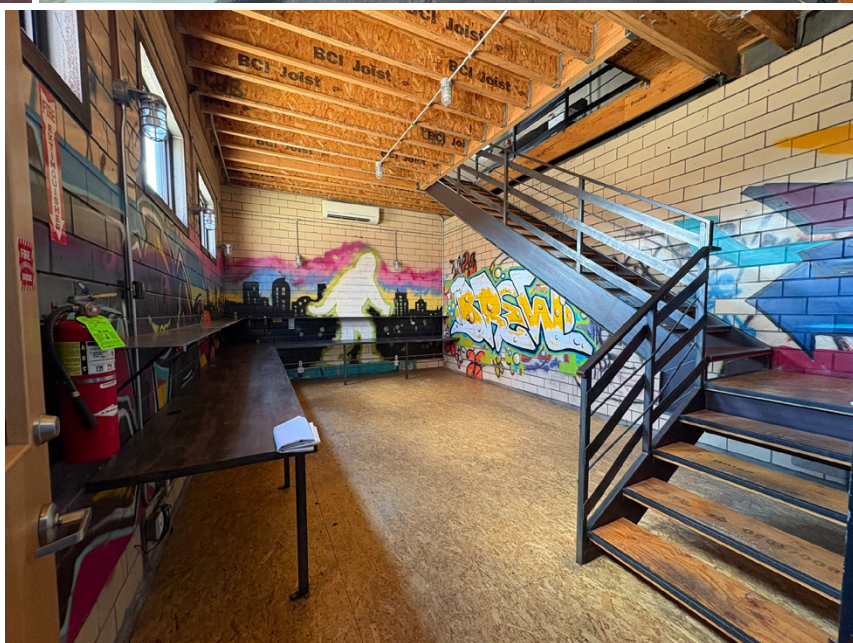
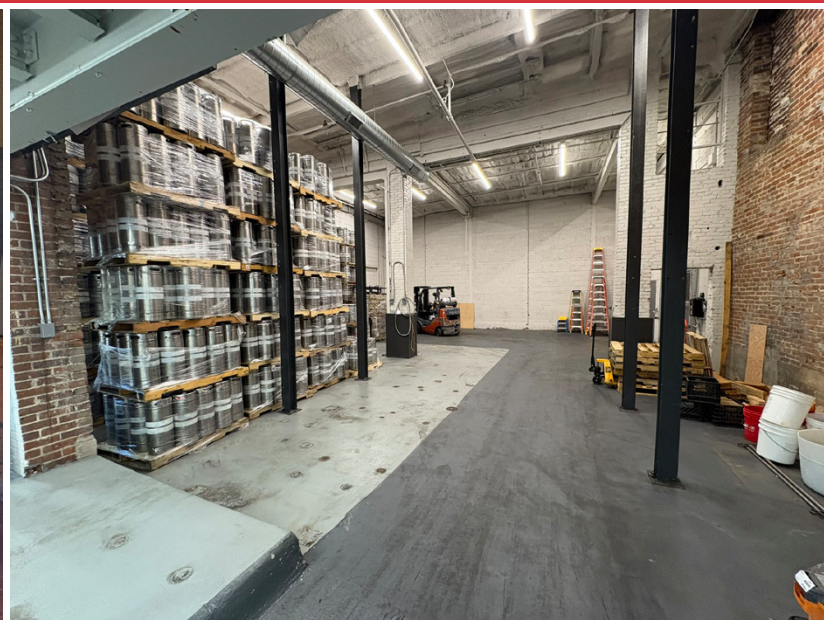
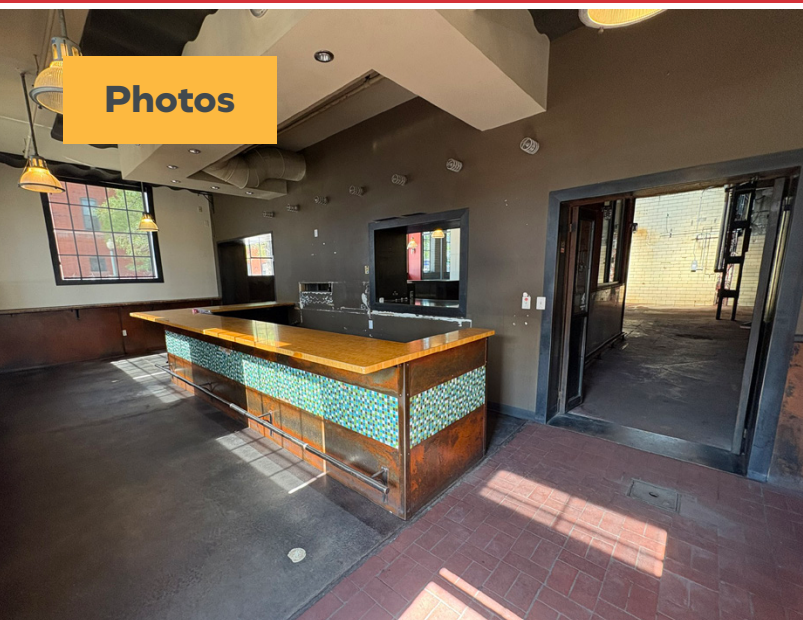
**Excellent Connectivity** - Immediate access to major highways and public transportation, making it easy for employees, customers, and logistics.

**On-Site Parking & Loading** - Convenient parking options and functional loading areas for easy operations and accessibility.

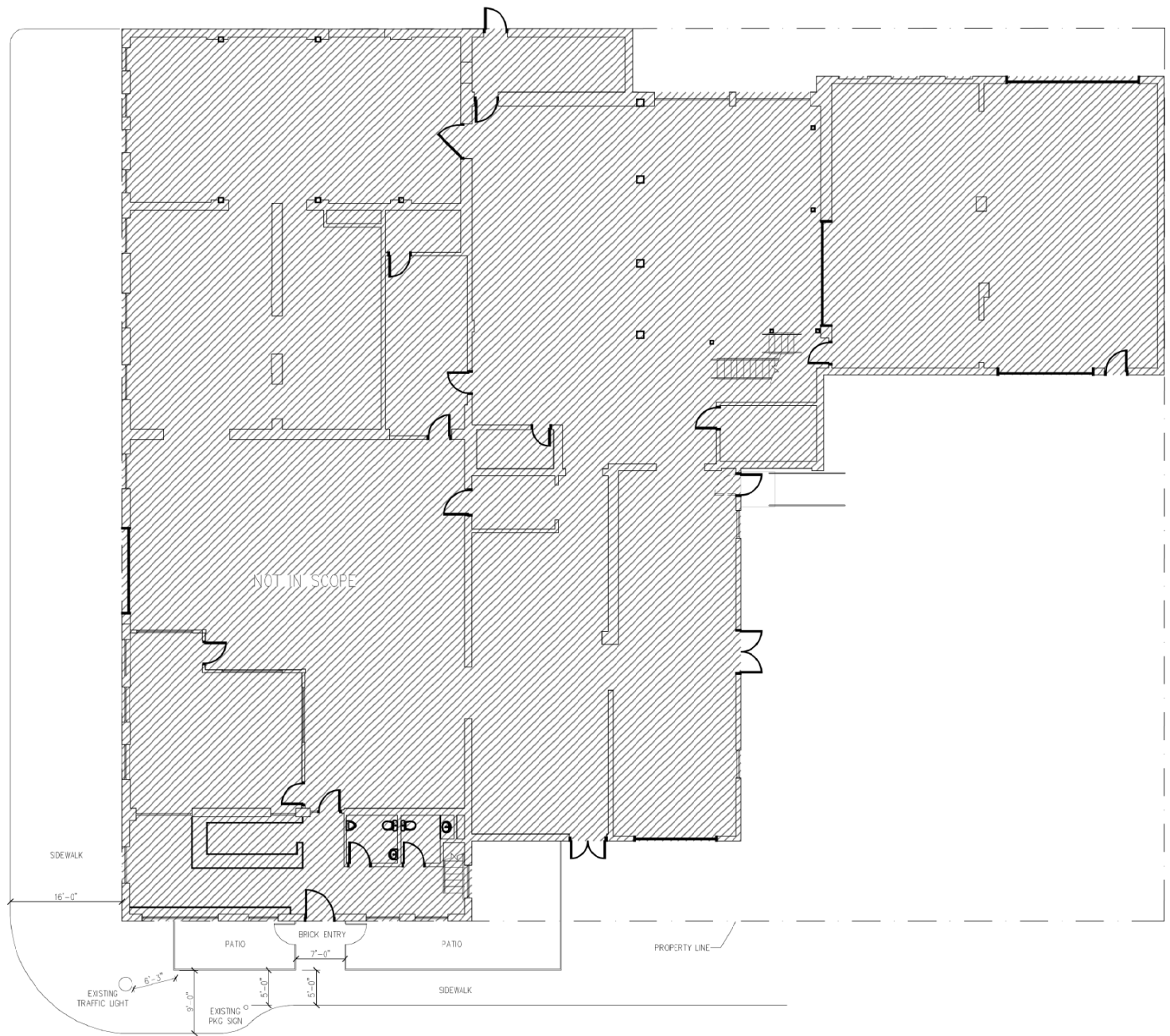
**Assemblage Opportunity** - Adjacent parking lot available for purchase, offering potential for expanded development or additional parking—contact brokers for details.

**Adaptive Reuse Potential** - Perfect candidate for creative office, retail, or mixed-use redevelopment given the building's character and location.

### Photos



# Floorplan (1st Floor)





## DEMOGRAPHICS

|                        | 1 MI      | 3 MI      | 5 MI      |
|------------------------|-----------|-----------|-----------|
| HOUSEHOLDS             | 27,510    | 117,515   | 216,400   |
| AVG. HH INCOME         | \$116,009 | \$114,010 | \$112,836 |
| MEDIAN AGE             | 34.7      | 35.5      | 36.4      |
| AREA DAYTIME EMPLOYEES | 107,056   | 243,168   | 381,673   |