



2165 Curtis Street

Denver, CO 80205

14,510 RSF WITH MEZZANINE AVAILABLE

- Easily accessible and highly visible corner located in Denver's Arapahoe Square
- Recently renovated – including new roof, HVAC and LEED lighting.
- Flexible space for office, retail or warehouse
- 18 secured parking spaces, with additional monthly parking available



 Centrally Located
Arapahoe Square

 Clear Height
16'

 Barrel-roof
Ceiling Height
22'

 Drive-In Doors
3

- > Easy Access to I-25 and I-70 via Park Avenue
- > Walk score (96), Transit score (91)

Arapahoe Square

One of the seven transformative projects outlined in the [2007 Downtown Area Plan](#) is the strategy to establish Arapahoe Square as Downtown's new neighborhood. Located southeast of the Ballpark neighborhood and just north of the Commercial Core, Arapahoe Square is one of the most underutilized areas of Downtown. In turn, it perhaps has the most potential for redevelopment and revitalization in the coming years.

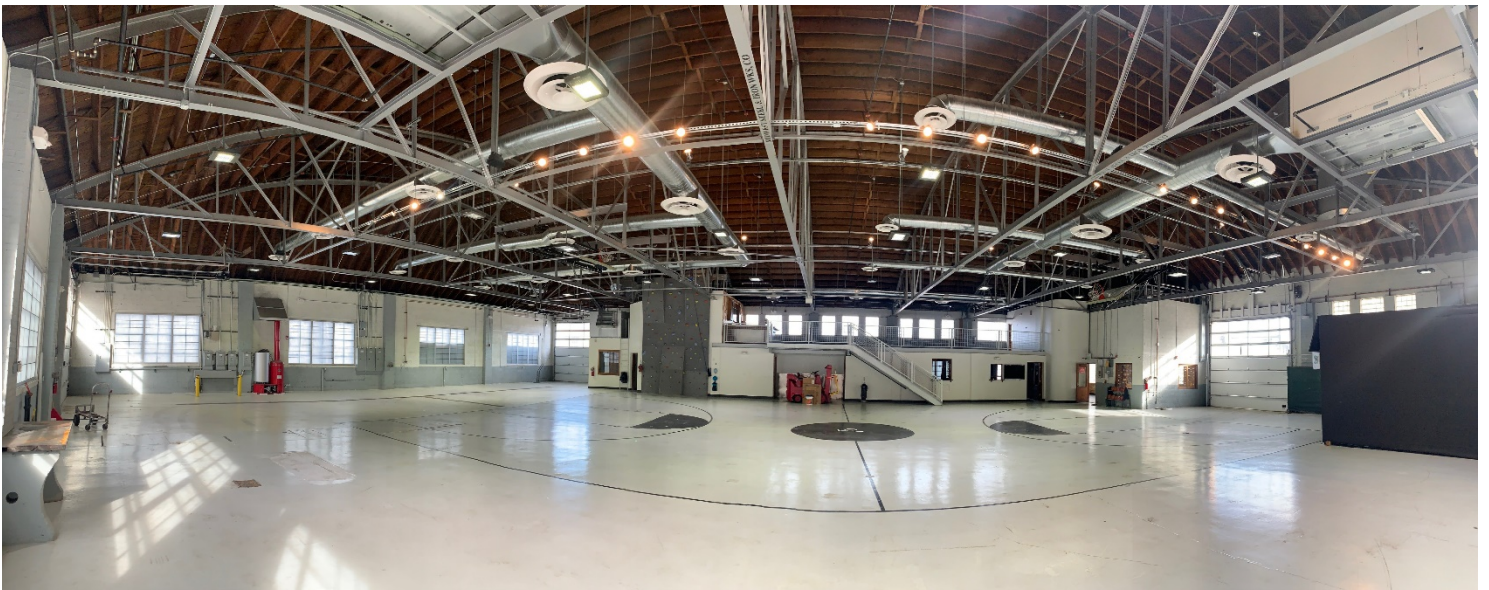
14,510 RSF of Creative Office / Flex Space

- > Lease Rate – \$24.00/SF NNN
 - > OpEx – approx. \$5.00
- > Building Size – 14,510 SF
- > Year Built – 1947
- > Building Signage – building signage available; 20,000 vehicles / day
- > Recent Renovations – brand new roof, HVAC, LEED lighting, fixtures, paint & carpet, restrooms, and kitchen
- > Building Features – basketball court, climbing wall, golf simulator, new media system, lounge/bar area, sealed floors, and skylights
- > Parking – 18 secured surface spaces included with additional parking available @ \$150 / month
- > Public Transit – 8 minute walk to light rail
- > Location – Downtown Denver, Ballpark District, Arapahoe Square



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