

# 2201

## Arapahoe St.

### Denver, CO

**FOR SALE OR LEASE**  
**Sale Price: \$3,500,000**  
**Lease Rate: \$12.00/SF NNN**



### 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 (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>	\$110,280.21
<b>NNN Estimate</b>	\$9.96/SF
<b>Year Built</b>	1941





## 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.

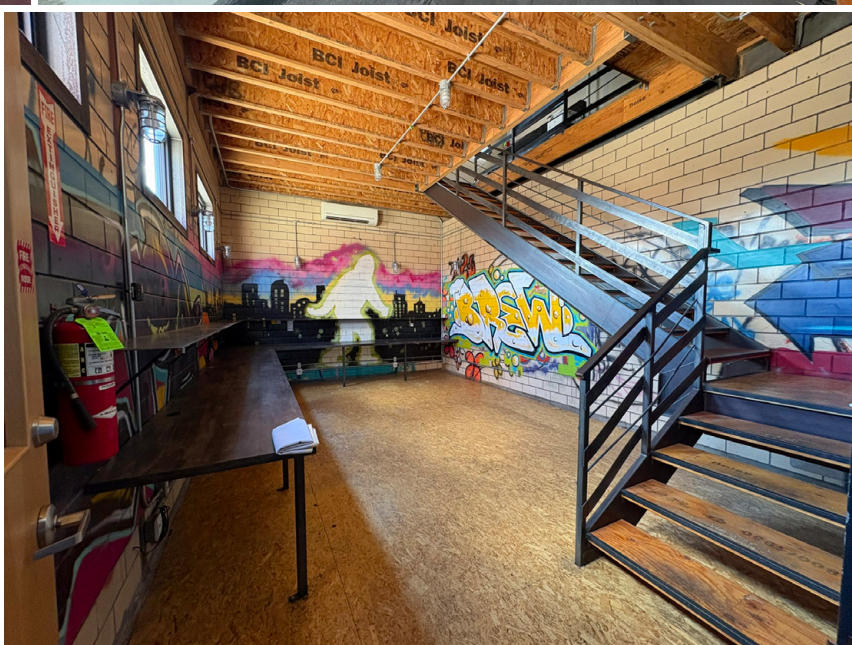
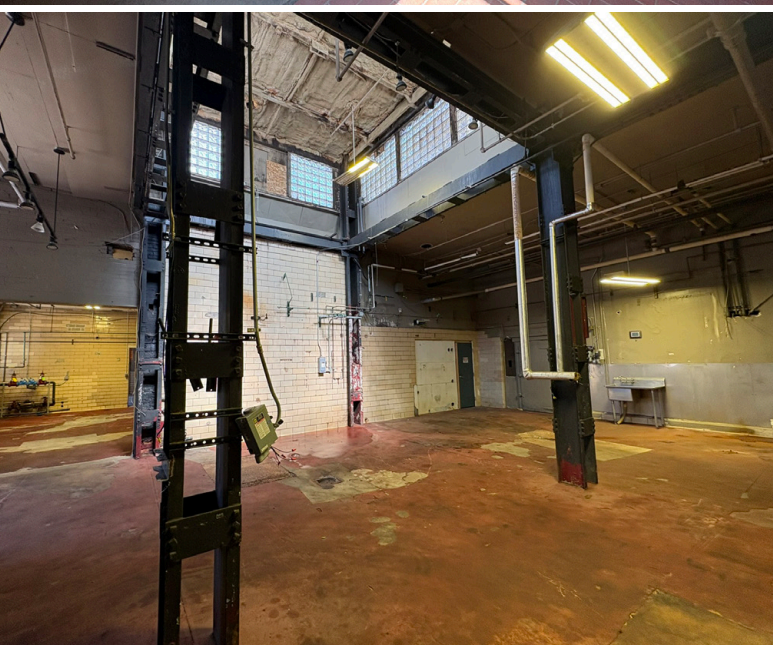
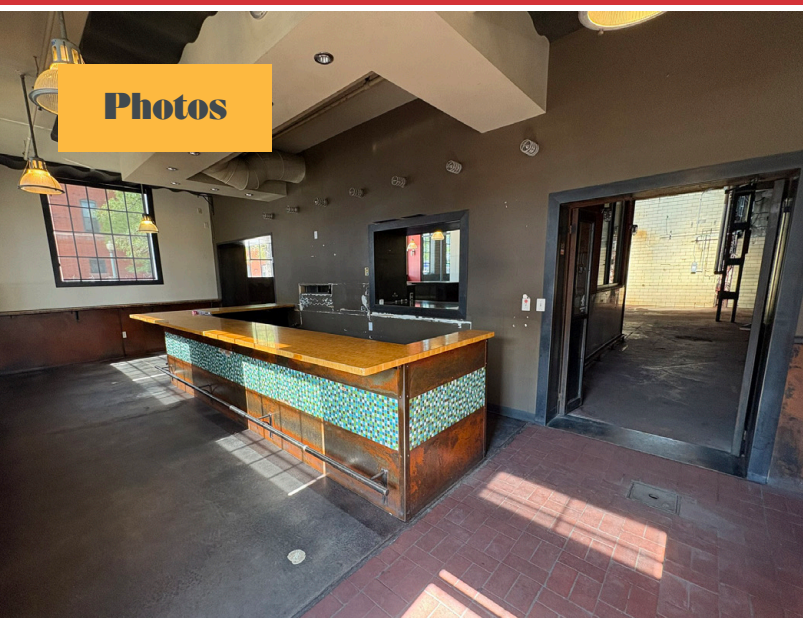
**High-Profile Corner Site** - Excellent visibility and frontage in a rapidly growing neighborhood with strong surrounding development activity.

**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.

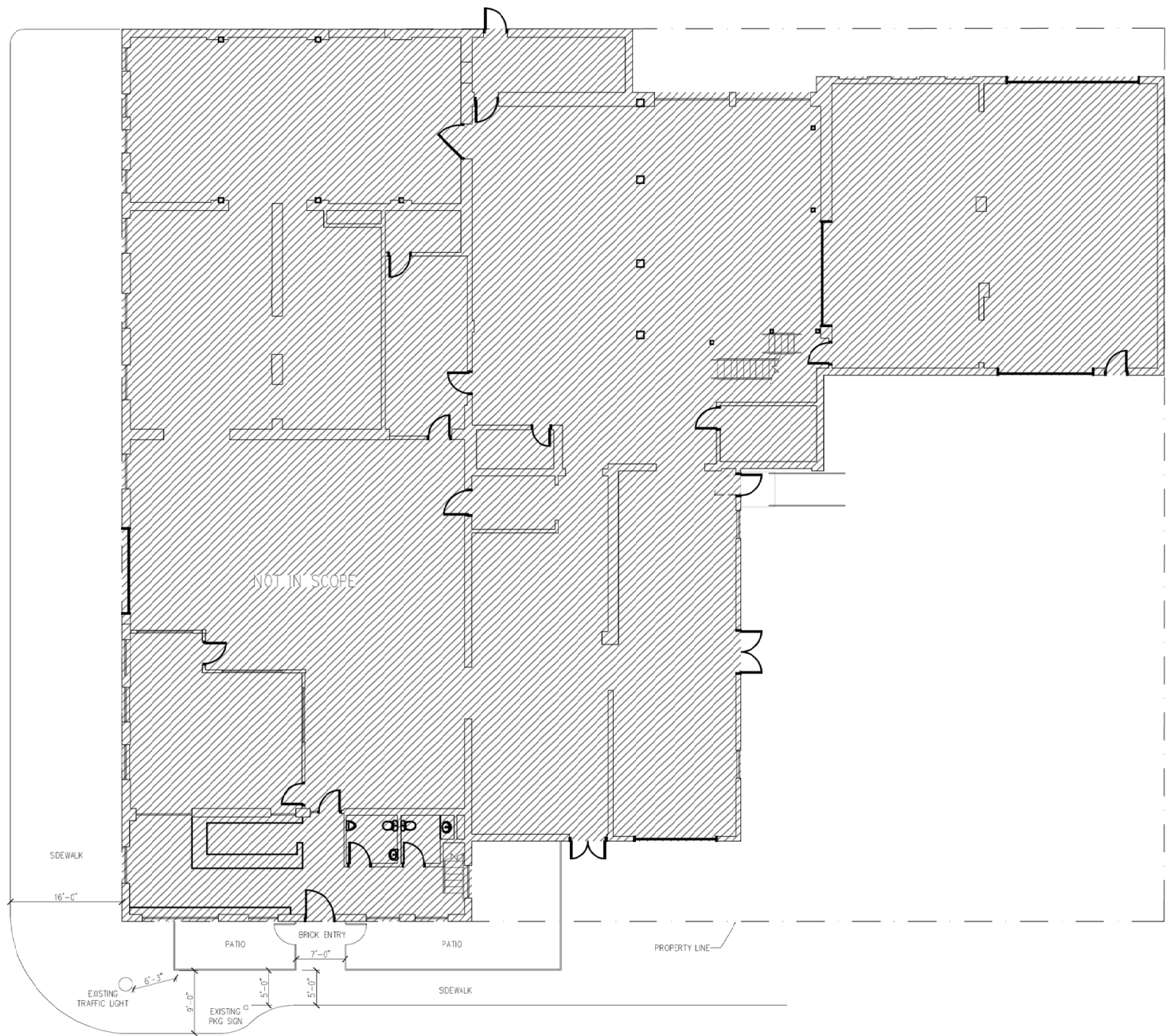
**Assemblage Opportunity** - Adjacent parking lot available for purchase, offering potential for expanded development or additional parking—contact brokers for details.

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





# 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