

# 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 (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>	\$7.00/SF
<b>Year Built</b>	1941



**SITE**

**SEPARATE PARKING LOT  
ALSO FOR SALE**

**NAI** Shames Makovsky

**Solomon Stark**

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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.

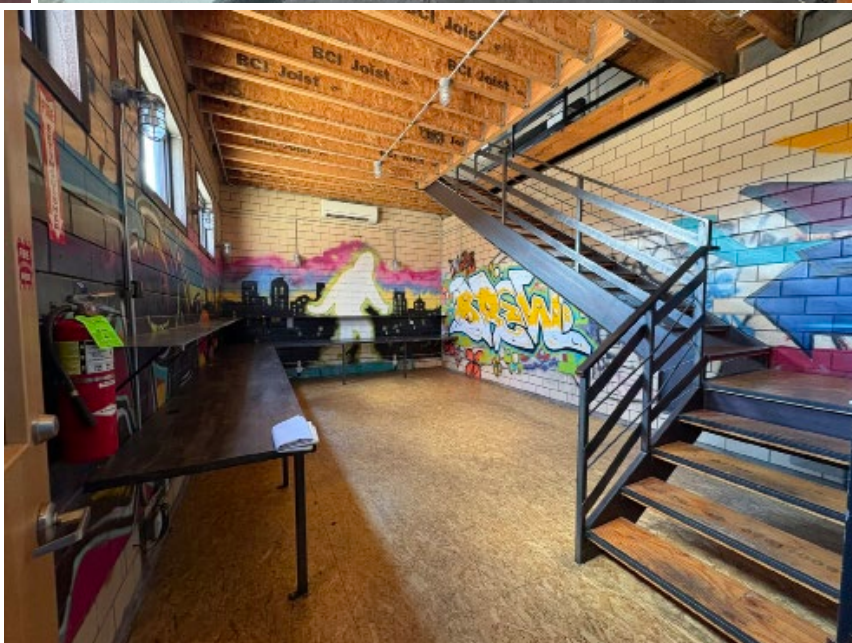
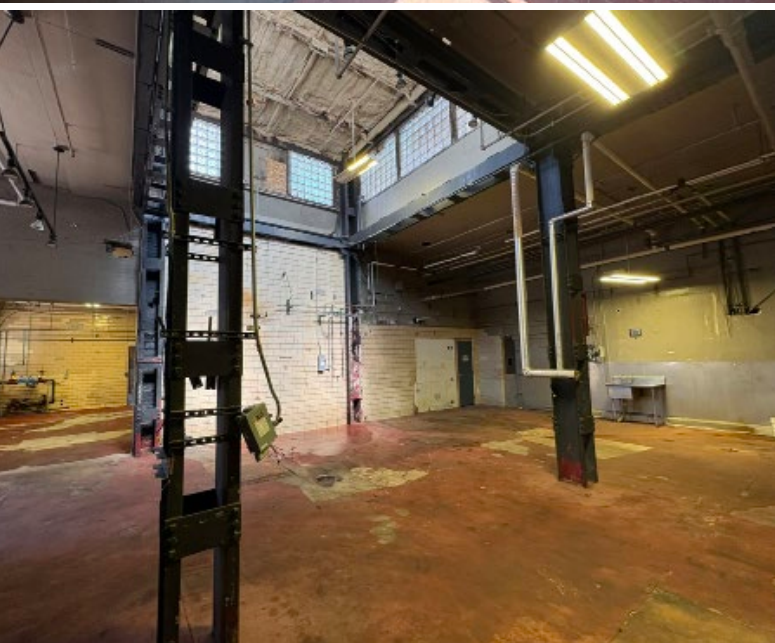
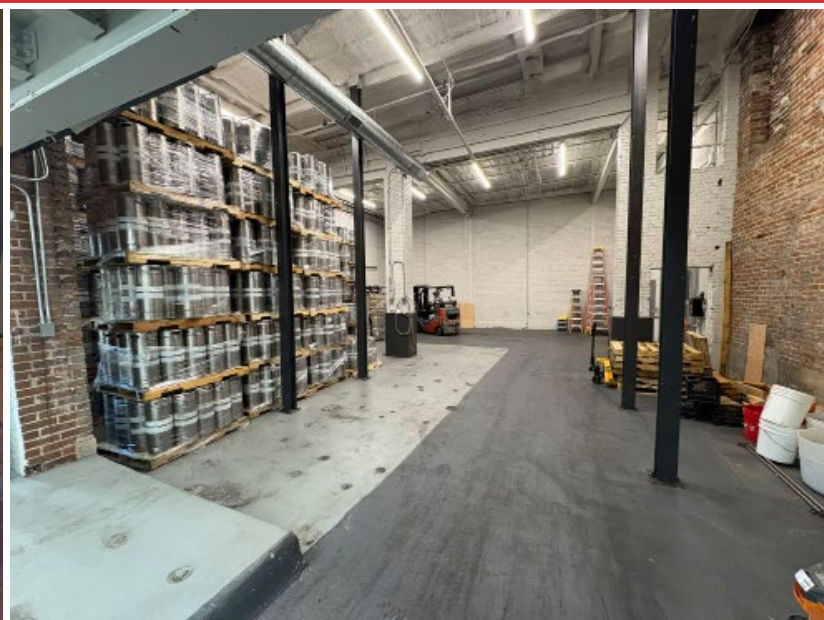
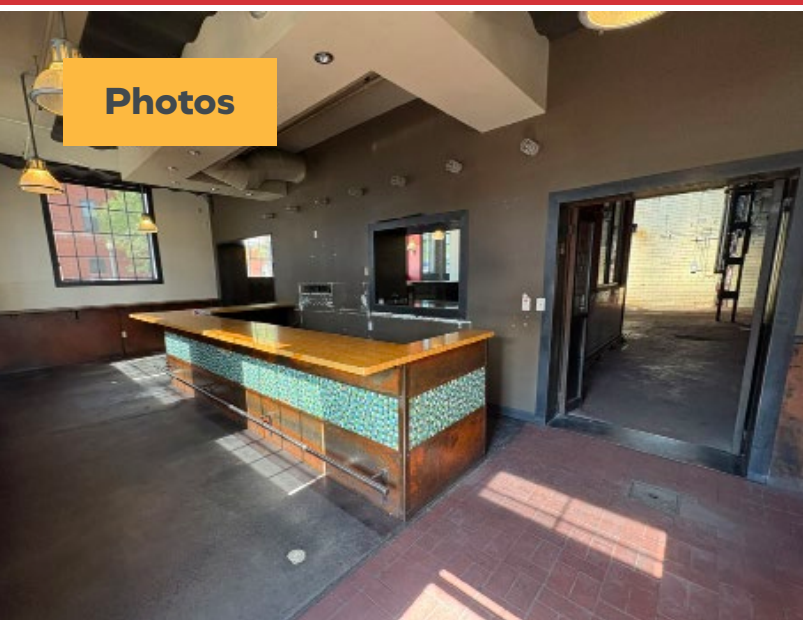
**High-Profile Corner Site** - Excellent visibility and frontage in a rapidly growing neighborhood with strong surrounding development activity.

**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.



# Floorplan (1st Floor)





**DEMOGRAPHICS**

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

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