THE CLOCK TOWER – 12TH FLOOR

HISTORIC LANDMARK | MODERN AMENITIES | DOWNTOWN 16TH STREET

OFFERED BY:

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

THE CLOCK TOWER | 12TH FLOOR

1601 Arapahoe St #12, Denver, CO 80202

The Daniels & Fisher Clock Tower at 1601 Arapahoe Street is one of Denver's most iconic landmarks. Completed in 1911 as part of the Daniels & Fisher department store, it was the tallest building west of the Mississippi River at the time. Designed by architect Frederick Sterner, the tower was inspired by St. Mark's Campanile in Venice and has remained a symbol of Denver's architectural heritage.

The 12th floor of the Daniels & Fisher Clock Tower offers a unique opportunity. This 1,408-square-foot space encompasses the entire floor and is fully furnished, featuring a bedroom, office, modern kitchen, updated bathroom, and a distinctive antique safe converted into a bar. Its prime location in the Central Business District provides spectacular mountain and city views, and amenities include access to a common conference room on the 14th floor and nearby parking at Independence Plaza.

Today, the tower is a centerpiece of the revitalized 16th Street corridor. The city has invested over $175 million in transforming the area, rebranding it from the "16th Street Mall" to simply "16th Street" to reflect its evolution into a vibrant downtown experience. Enhancements include wider sidewalks, new patios, diverse tree plantings, and art installations.

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SPACE ADVANTAGES

- Prime Location: Situated in the heart of downtown Denver, the property benefits from high foot traffic and proximity to major attractions.
- Historic Charm: Occupying a floor in a landmark building adds prestige and character, appealing to businesses seeking a distinctive presence.
- Modern Amenities: The fully renovated space combines historic architecture with contemporary comforts, making it suitable for various professional uses.
- Economic Revitalization: The ongoing redevelopment of 16th Street is attracting new businesses and visitors, enhancing the area's economic vitality.

LOCAL ECONOMY

DENVER
EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC
TRANSPORTATION

With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

2026 POPULATION
729,019

MEDIAN HOME PRICE
$574K

OF EMPLOYEES
555,300

PARK SYSTEM RANKING	BEST U.S. ART DISTRICTS
#10	**#9**
TRUST FOR PUBLIC LAND, 2025	USA TODAY, 2025

ACTIVE LIFESTYLE	HEALTHIEST CITIES
#2	**#7**
ACSM FITNESS INDEX, 2025	WALLETHUB, 2025

BEST CITY FOR NEW GRADS	BEST LARGE AIRPORT
#4	**#5**
RENTHOP, 2025	USA TODAY, 2025

BEST BEER CITY	ECONOMIC PERFORMANCE (LARGE METROS)
#3	**#29**
CRAFT BEER & BREWING, 2025	MILKEN INSTITUTE, 2025

DENVER COLORADO
2026 ECONOMIC OVERVIEW

Denver's commercial real estate market is showing signs of stabilization in 2026, supported by a diverse economy, a highly educated workforce, and continued population and employment growth, with unemployment around 3.6% and inflation tracking below the national average. While the office sector remains challenged—with elevated vacancy and tenant-favorable conditions driving concessions and a continued "flight to quality" into Class A space—other sectors are demonstrating resilience. Industrial fundamentals remain healthy with relatively low vacancy and steady demand for logistics and distribution, multifamily performance is supported by the high cost of homeownership despite increased deliveries, and retail continues to outperform with near-record low vacancy, particularly in suburban and grocery-anchored centers. Constrained new construction due to elevated costs is helping to stabilize supply, while improving capital markets are expected to drive renewed investment activity. Ongoing initiatives such as the 16th Street improvements and broader adaptive reuse efforts are further positioning downtown Denver for long-term recovery and sustained growth.

PROPERTY OVERVIEW

PROPERTY DETAILS

Property Type	Office, Special Purpose
County	Denver
# Stories	21
Floor	12th
Year Built	1916
Construction	Brick
Roof Type	Pitched
Rentable Area	1,408 SF
Zoning	D-TD

PROPERTY HIGHLIGHTS

- Historic Daniels & Fisher Clock Tower built in 1911 — Denver's most iconic landmark
- Entire 12th floor available – 1,408 SF of private, full-floor space
- Fully furnished with curated finishes blending historic charm & modern design
- Includes antique safe converted into a custom bar

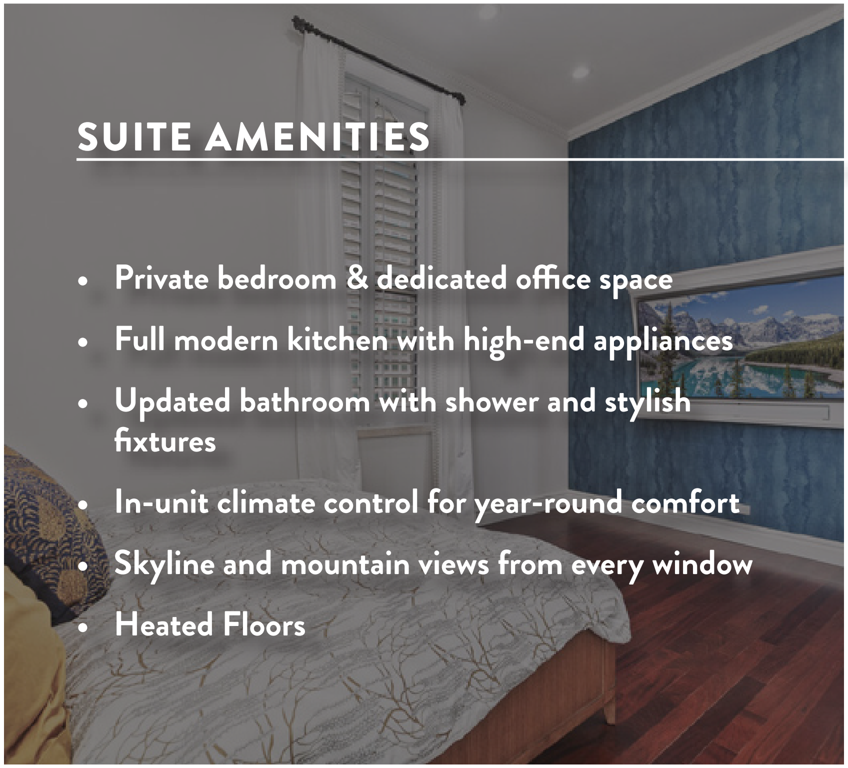
12TH FLOOR
PHOTOS

COMMUNITY AMENITIES

- Conference room on the 14th floor for meetings and events
- Secure building access with elevator service
- Walking access to coworking spaces, banks, and fitness centers
- Seasonal downtown activations, events, and public art installations
- Immediate adjacency to 16th Street Mall improvements: wider sidewalks, patios, and seating

SHARED CONFERENCE ROOM - FLOOR #14

FLOOR #12



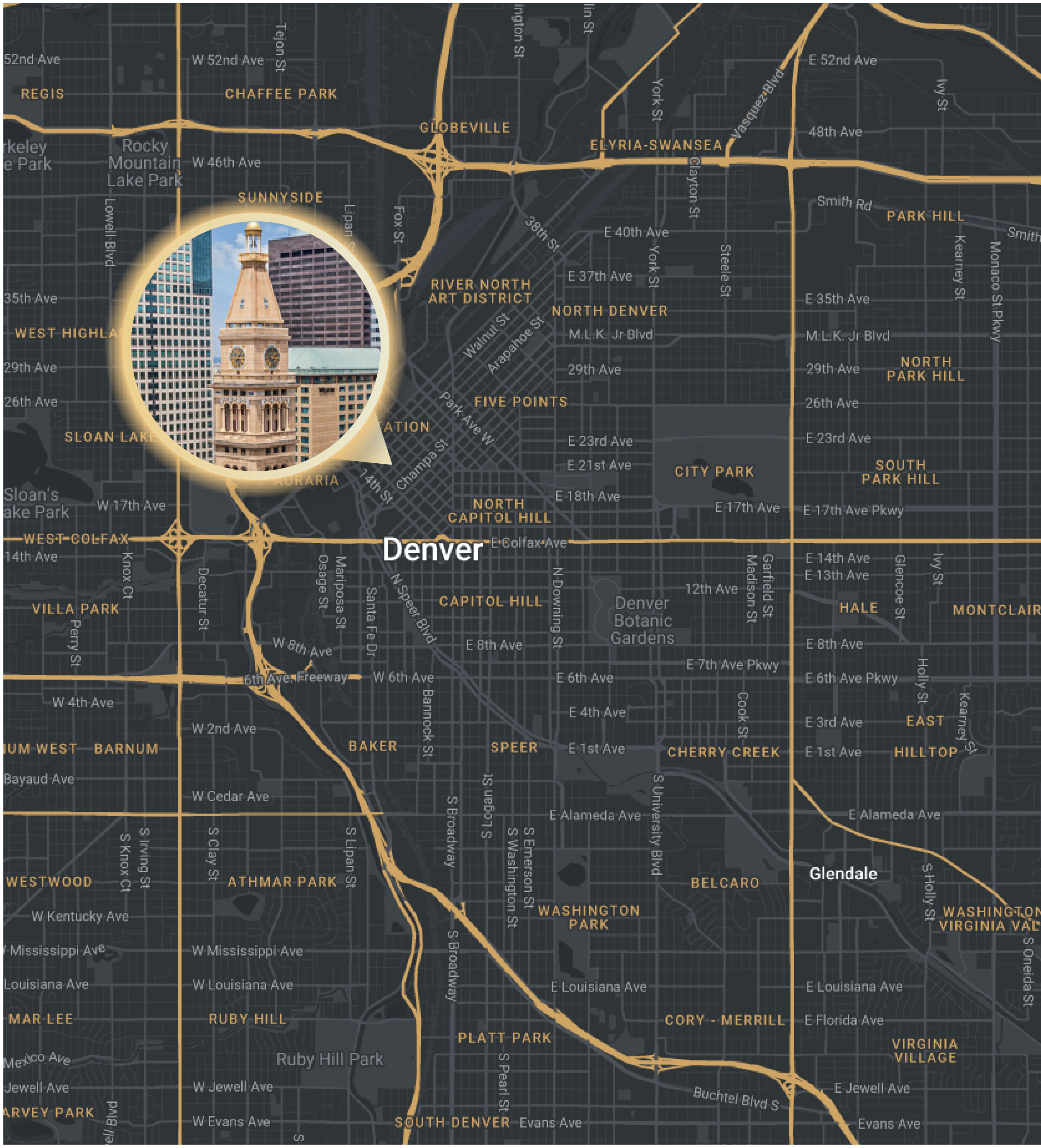
SUITE AMENITIES

- Private bedroom & dedicated office space
- Full modern kitchen with high-end appliances
- Updated bathroom with shower and stylish fixtures
- In-unit climate control for year-round comfort
- Skyline and mountain views from every window
- Heated Floors


EXIT
CAPITOL
SUCCESS
GROUP

LOCATION OVERVIEW

AREA
DEMOGRAPHICS



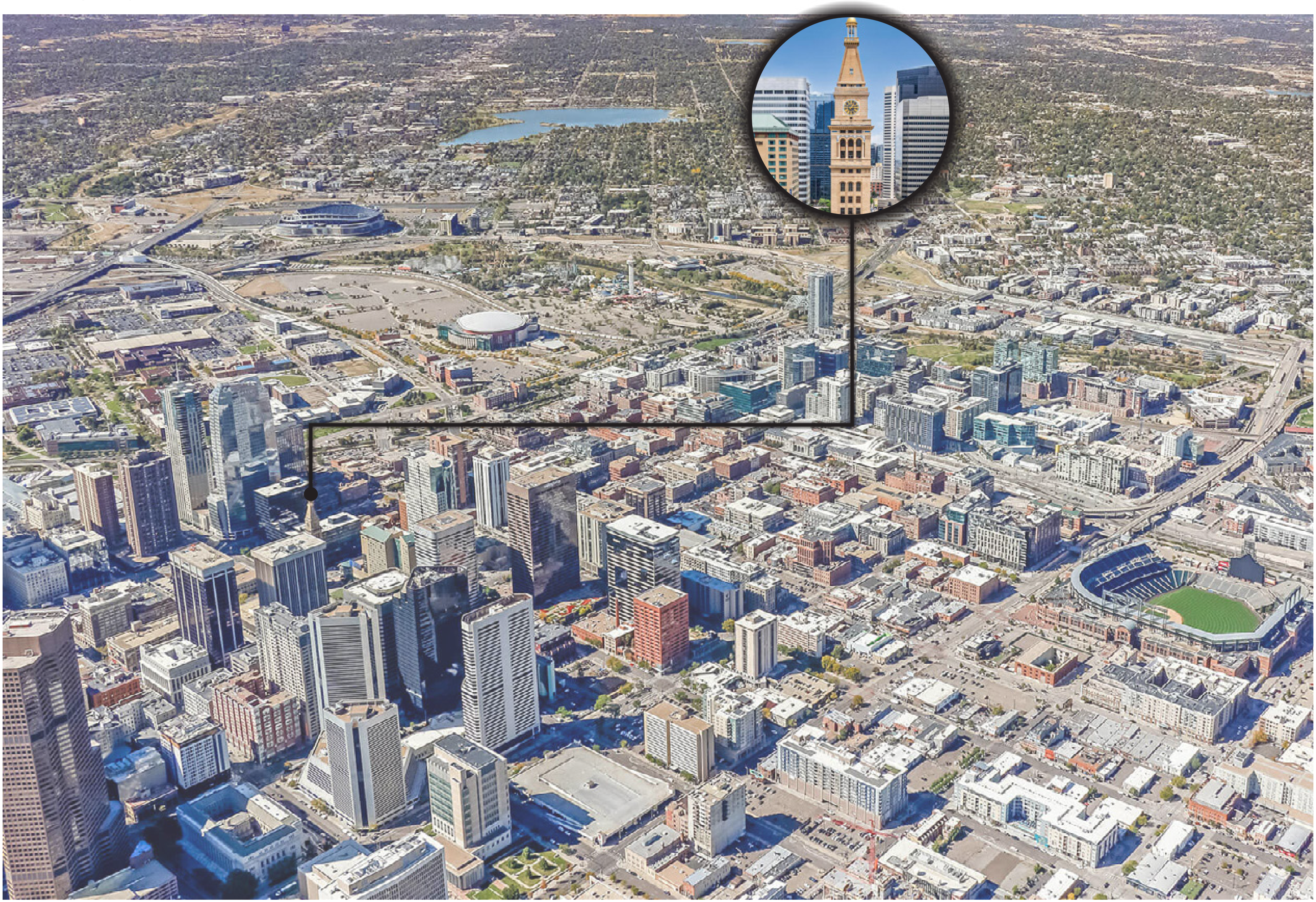
DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2025 POPULATION	48,815	144,913	244,181
# OF HOUSEHOLDS	29,307	81,607	128,336
AVG HH INCOME	$124,351	$128,700	$131,789

TRAFFIC COUNTS

Collection Street	Cross Street	VPD
Arapahoe St	16th St SW	7,674
Lawrence St	16th St SW	5,450
17th St	Arapahoe St SE	16,500
15th St	Glenarm Pl NW	10,695
17th St	Larimer St NW	5,249
Larimer St	18th St NE	12,198
15th St	Larimer St SE	13,498
Curtis St	14th St SW	3,963
Larimer St	14th St SW	6,811

AERIAL
PHOTO



LOCATION HIGHLIGHTS

- Located on revitalized 16th Street in the heart of Downtown Denver
- Surrounded by top dining, retail, and entertainment options
- Steps from RTD light rail, bus lines, and Union Station connections
- Near Independence Plaza and 16th & Arapahoe public parking garage
- High foot traffic from tourists, professionals, and downtown events

DOWNTOWN WALK SCORE

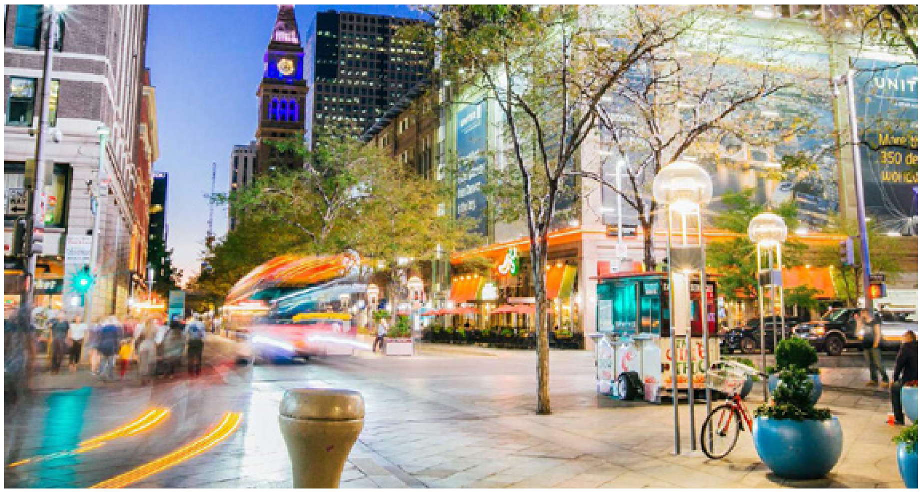
Walk Score	Transit Score	Bike Score
96	88	92
Walker's Paradise	**Excellent Transit**	**Biker's Paradise**
Daily errands do not require a car	Transit is convenient for most trips	Flat as a pancake, excellent bike lanes

DOWNTOWN DENVER / CENTRAL BUSINESS DISTRICT

39.7449° N, 104.9943° W

Downtown Denver (officially called Central Business District or CBD) is the commercial core of Denver. Here, you'll find some of the city's best dining, shopping, arts, and culture. This urban hub has a distinct "downtown" feel yet balances a professional and casual vibe, as shiny skyscrapers stand side-by-side with historic brick buildings and pedestrians ranging from businesspeople to tourists alike. Enjoy wandering and window shopping on 16th Street, a pedestrian shopping center finalized in the early 1980s that transformed downtown from just a business center to a place to hang after work (though its nightlife is still much sleepier than neighboring Union Station). While traffic and parking are predictably arduous, the well-serviced public transit options make up for it. A smaller residential population marries the skyscraper-laden downtown, but those that call it home experience history, convenience, and the thrill of downtown living. What really draws people here is the fact that there's so much to do. From some of Denver's biggest cultural venues to an improving dining scene to shopping at Denver Pavilions to easily accessible public transportation and bike lanes, CBD is where you live when you want to be in the center of the action.

RETAIL/AREA
MAP



ONE OF DENVER'S MOST POPULAR NEIGHBORHOOD HAS THE BEST OF ALL WORLDS

Walkability | Views | Vitality

Food & Drink

- A5 Steakhouse
- Tavernetta
- Rioja
- Alma Fonda Fina
- Happy Camper Pizza
- Barcelona Wine Bar
- La Diabla Pozole y Mezcal
- Tamaki Den
- Sam's #3 Diner
- Sunday Vinyl
- Wildflower
- Tocabe
- Nola Jane Restaurant & Bar
- La Loma
- Guard & Grace
- Jovanina's Broken Italian
- 54thirty Rooftop

Things to Do

- Denver Union Station
- Larimer Square
- Denver Pavillions
- Elitch Gardens Theme & Water Park
- 16th Street Mall
- Downtown Aquarium
- Colorado Convention Center
- Denver Art Museum
- McGregor Square
- Dairy Block
- Confluence Park
- Denver Center of Performing Arts
- Meow Wolf Immersive Art
- Ball Arena, Coors Field, Empower Field at Mile High
- Museum of Contemporary Art

FINANCIAL ANALYSIS

EXPENSES
ANALYSIS

EXPENSES	CURRENT
Property Taxes	$13,331
Insurance	$500
HOA	$14,400
Repairs & Maintenance	$1,000
Utilities	$2,500
TOTAL EXPENSES	**$31,731**
Expenses per SF	$22.54

INVESTMENT CONCLUSIONS

PURCHASE PRICE	$789,000
Total SF:	1,408 SF

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE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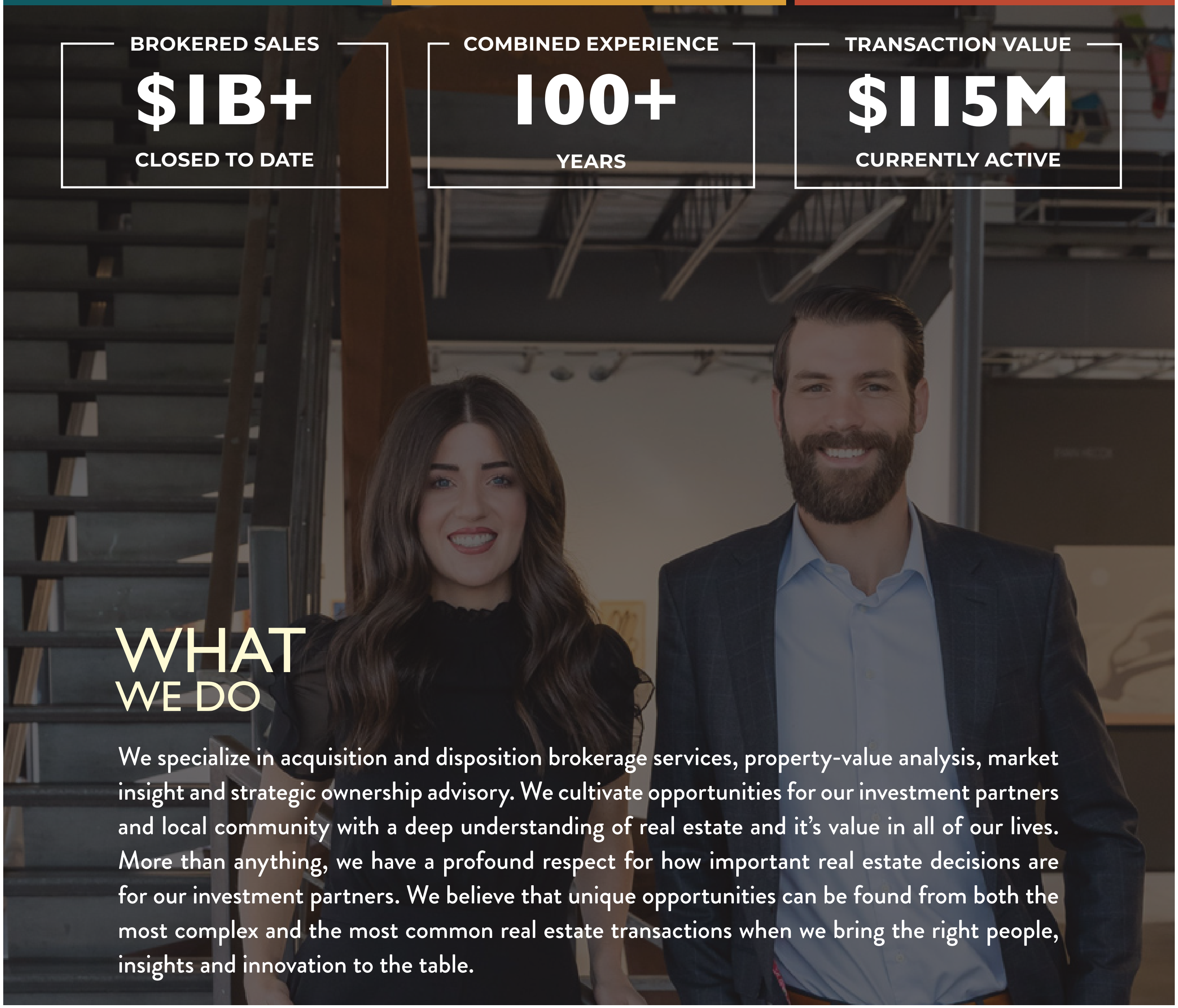
Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.



BROKERED SALES	COMBINED EXPERIENCE	TRANSACTION VALUE
$1B+	**100+**	**$115M**
CLOSED TO DATE	YEARS	CURRENTLY ACTIVE

WHAT
WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.

WHO
WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT
WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.

EMPATHY
We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

TEAM MENTALITY
We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

DISPROPORTIONATE VALUE
We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

PERSEVERANCE & PASSION
We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

TANGIBLE RESULTS
We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

ELITE PERFORMANCE
We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over $100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.

720-984-0419

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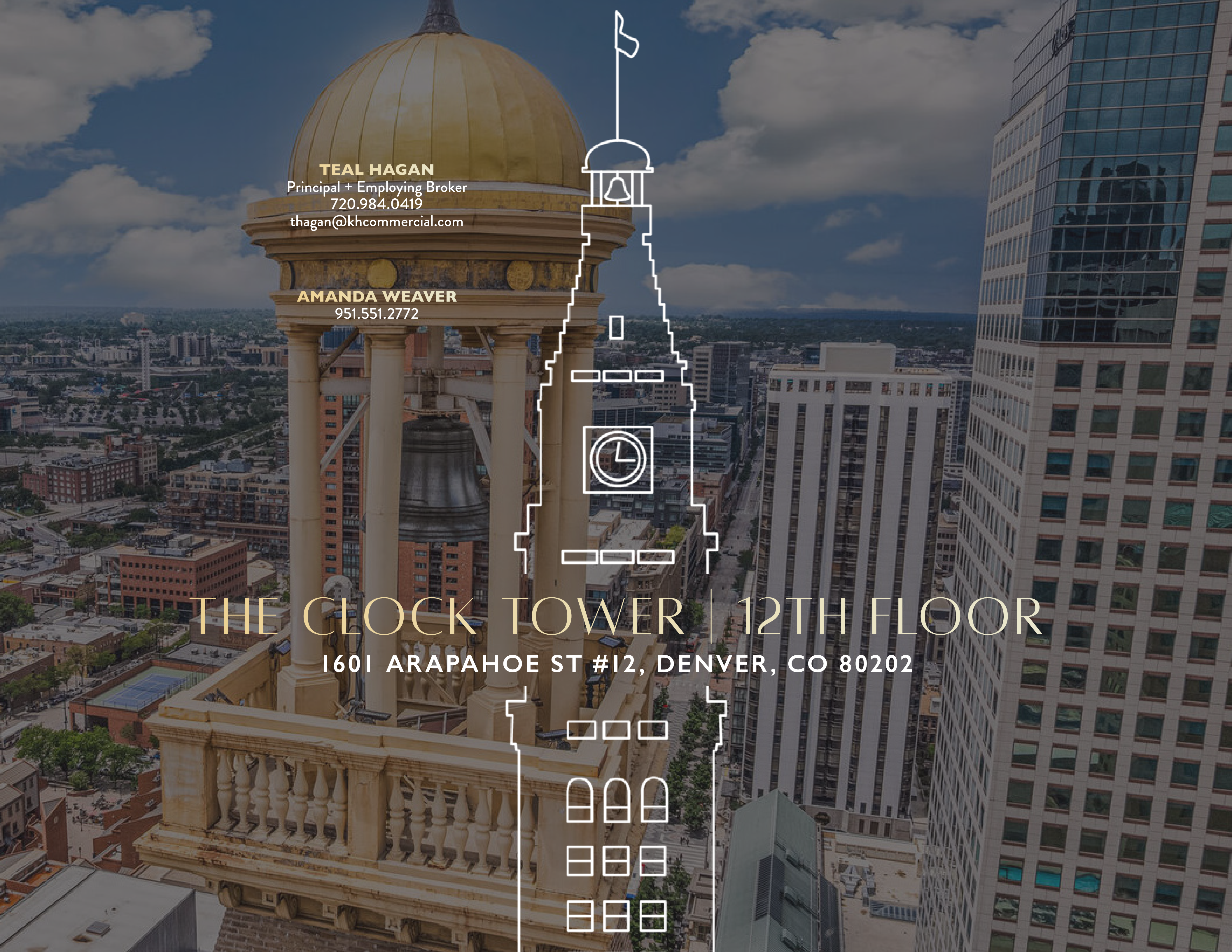

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1601 ARAPAHOE ST #12, DENVER, CO 80202

DISCLOSURE & CONFIDENTIALITY AGREEMENT

Kaufman Hagan Commercial Real Estate ("KH") is providing an evaluation on the sale of the Property known as 1601 Arapahoe St #12, Denver, CO 80202, The Clock Tower | 12th Floor ("Property").

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership reserves the right to withdraw the property from the market or to amend the terms of these materials at any time.

Upon execution of Listing Agreement, the Owner reserves the right to accept or reject any offers including full price offers, and further reserves the right to remove the property from the market at any time.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to KH only per separate agreement. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions that are acceptable to the Owner, in its sole and absolute discretion.