

2201 Arapahoe St.

DENVER, CO 80205

FOR SALE OR LEASE

Sale Price: \$2,950,000

Lease Rate: \$12.00/SF NNN



18,251 SF Freestanding Industrial Building - Downtown Denver

Property Facts

Bldg Size	18,251 SF
Warehouse	+/- 13,750
Office	+/- 4,501
Lot Size	18,893 SF
Zoning	D-AS-12+
Water Line	3 Inches
Loading	3 Drive-In Doors (10' x 12', 14' x 10', 8' x 10')
Power	3 Phase, 240 V, 1,200 A
Sprinklered	Yes
Clear Height	8'-24'
Property Taxes (2024)	\$110,280.21
NNN Estimate	\$7.00/SF
Year Built	1941



SITE

**SEPARATE PARKING LOT
ALSO FOR SALE**

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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.

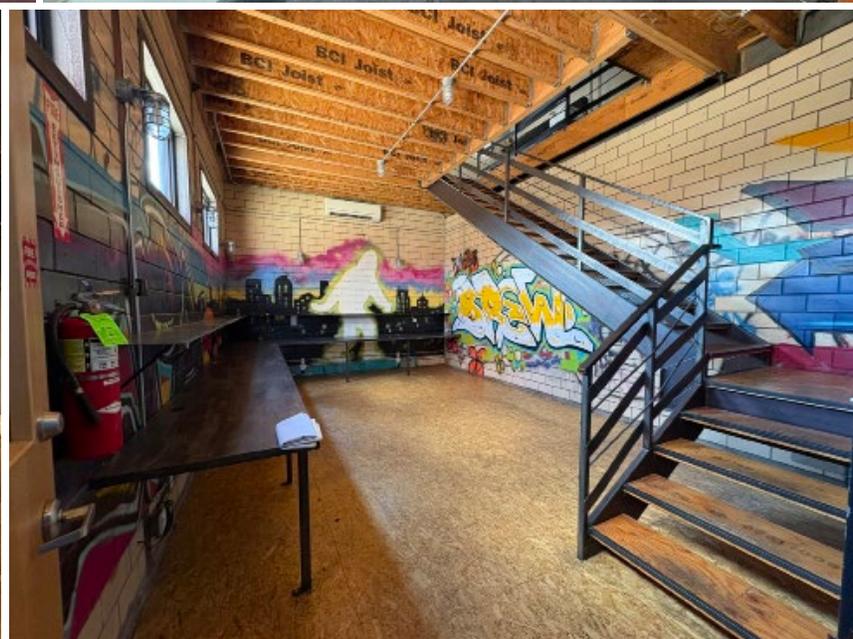
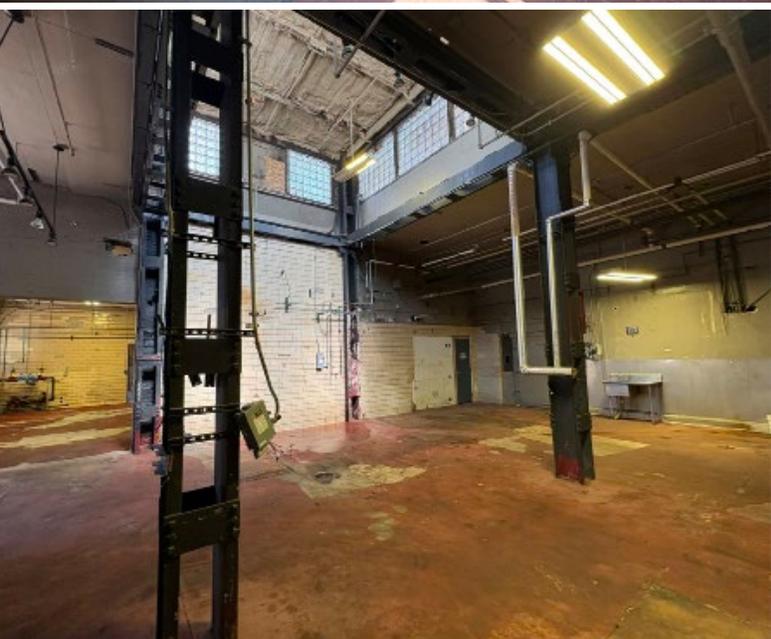
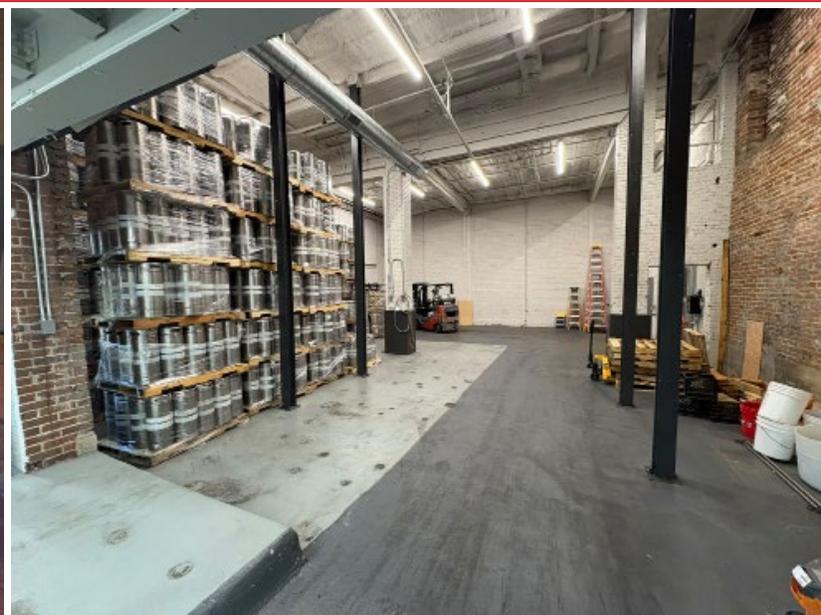
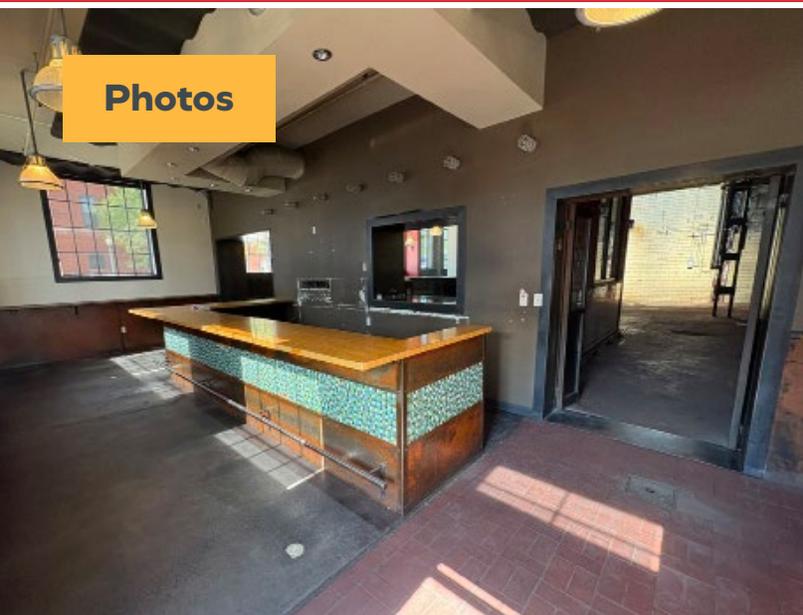
High-Profile Corner Site - Excellent visibility and frontage in a rapidly growing neighborhood with strong surrounding development activity.

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.

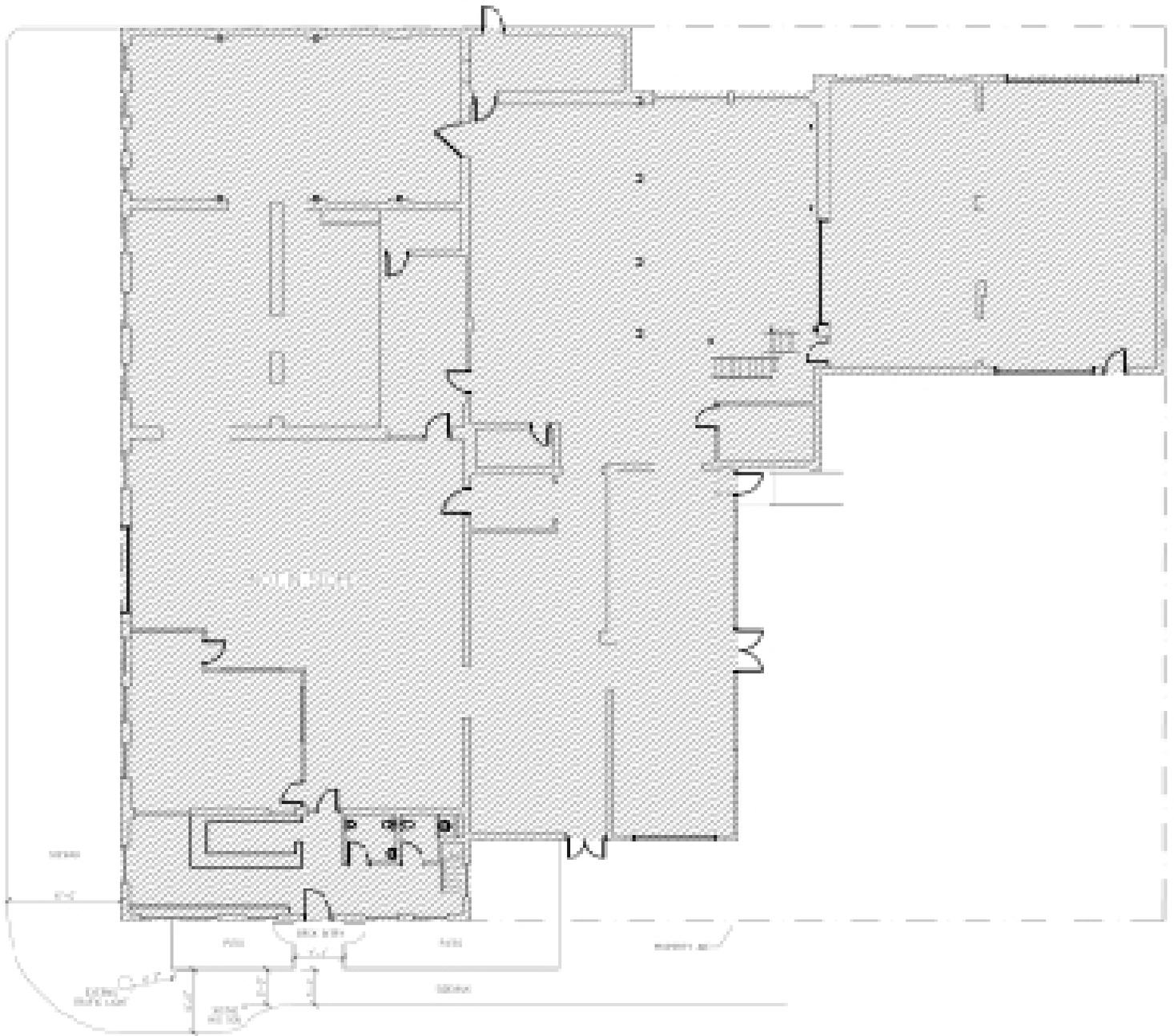
Assemblage Opportunity - Adjacent parking lot available for purchase, offering potential for expanded development or additional parking—contact brokers for details.

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



Floorplan

(1st Floor)





DEMOGRAPHICS

	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

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