

Live / Work Office Space for Sale or Lease

2000 ARAPAHOE STREET #1, DENVER, CO 80205

PRICE REDUCED!



Overview

Hoff & Leigh is proud to present this live / work office space for lease or sale, at the corner of Arapahoe and 20th. This office condo is complete with high ceilings, private rooms/offices, full kitchen, 3 bathrooms with showers, a steam room, and a conference room. This versatile and creative space offers the perfect blend of comfort and functionality for professionals looking for an environment to both work and live in. There is also one deeded parking spot and plenty of street parking. Reach out to us today for a private tour!

4,905 SF x \$20.00 SF/YR (\$8,175/mo.) + \$5.63 SF/YR NNN (\$2,301.26/mo.) = \$10,476.26/mo

Highlights

- Live/Work Space
- Parking Space Included
- High Ceilings
- Full Kitchen
- 3 Bathrooms with Showers
- Washer/Dryer in the Unit
- Steam Room

Property Details

Sales Price

■ \$1,103,625 (~\$225/SF)

\$995,000 (~\$203/SF)

Building Size

■ 4,905 SF

Property Tax

■ \$6,576.24/YR

Lease Rate

■ \$20.00 SF/YR
(+\$5.63 SF/YR NNN)

Space Available

■ 4,905 SF

OA Costs

■ \$1,802.02/Month

Rev: February 18, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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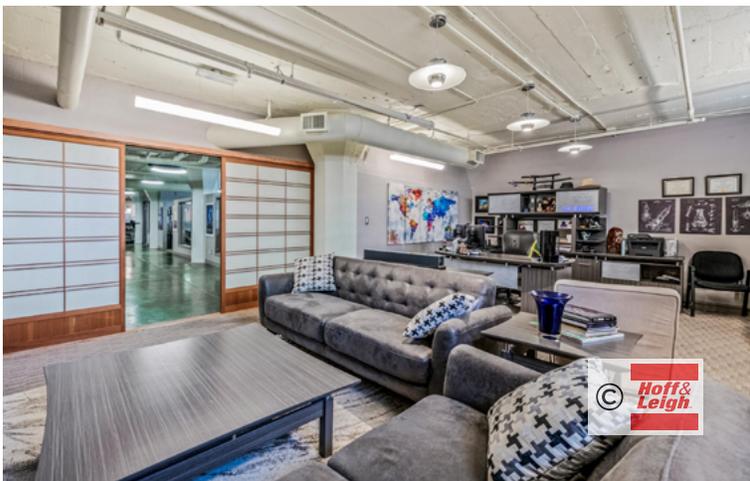
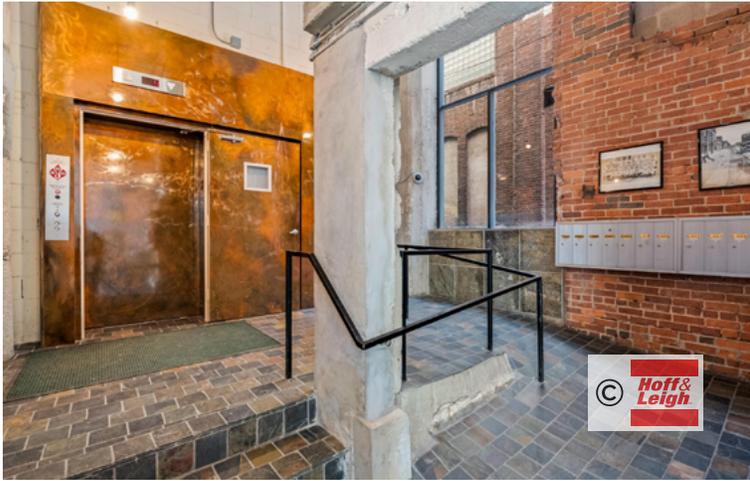
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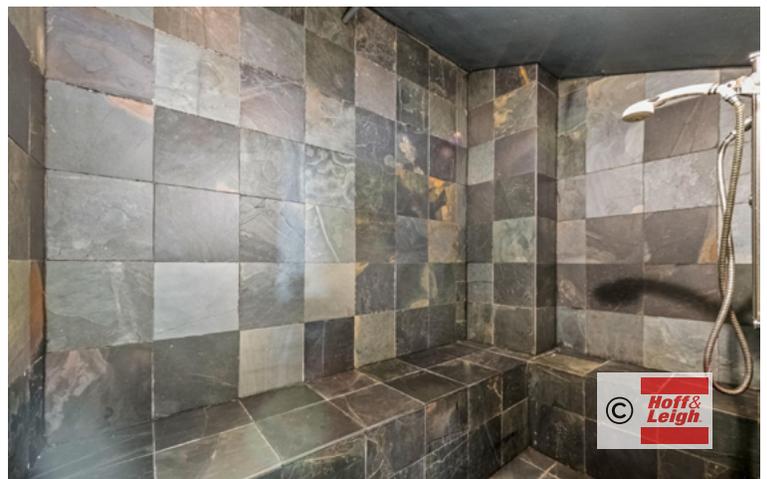
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Residential Renderings



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DEMOGRAPHICS



237,808
Population



34.1
Median Age



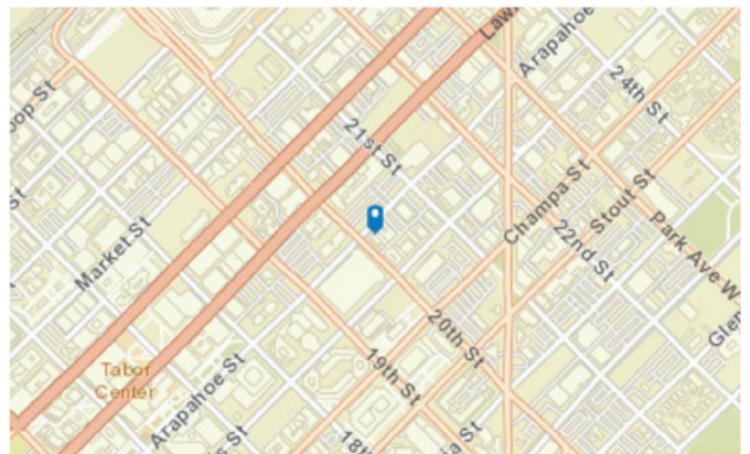
1.8
Average
Household Size



\$98,229
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Arapahoe St	20,371	0.0
Arapahoe St	13,000	0.0
Wazee St	14,788	0.0
20th St	5,868	0.1
20th St	6,154	0.1



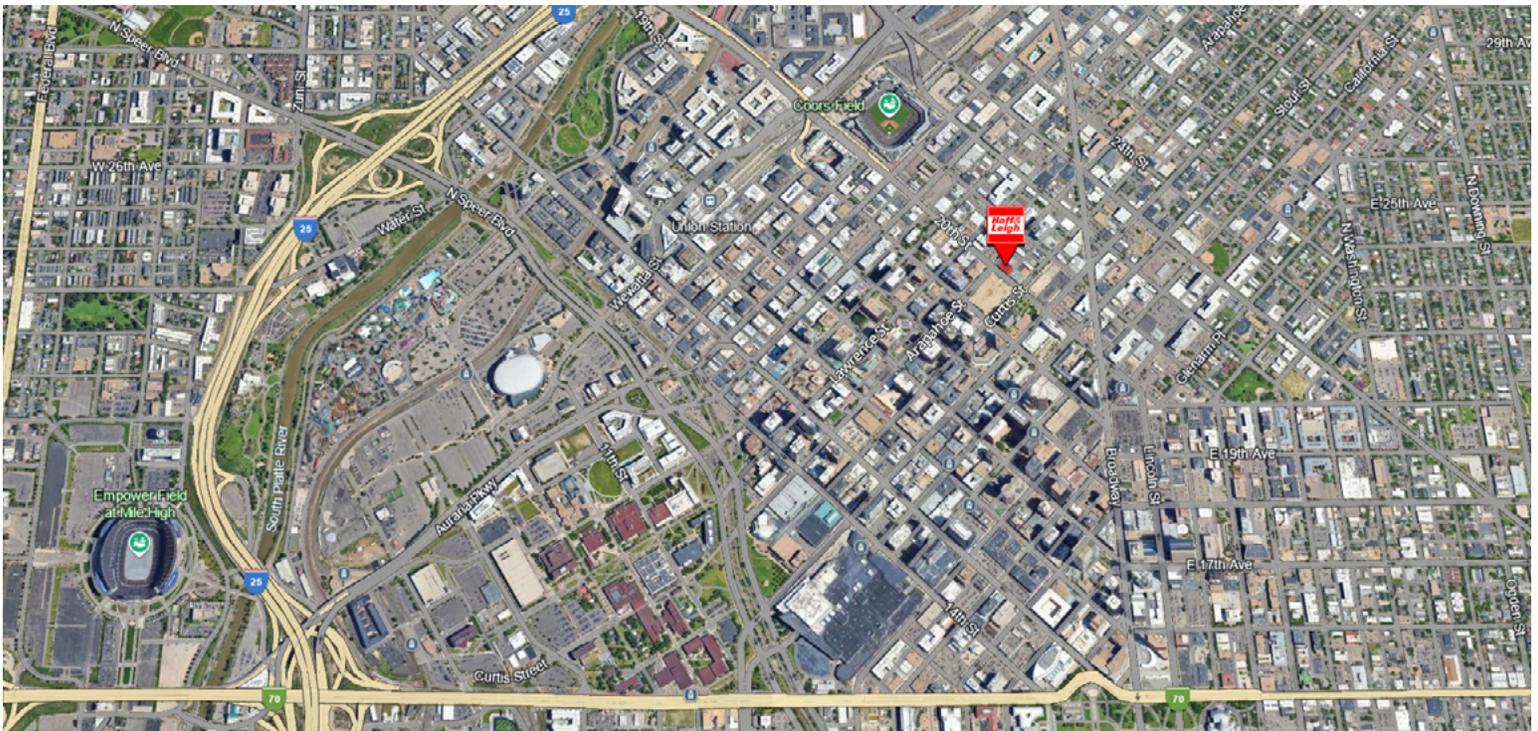
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