

DOWNTOWN OFFICE

AVAILABLE FOR LEASE

Baur's
EST. 1872

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This is a rare opportunity to lease the entire 2nd and 3rd floors of Baur's Building in Downtown Denver together or separately. Available Furnished. The 2nd floor is currently operating as Candy Factory Coworking by the owner of the building. The 3rd floor is an open office space boasting 3 large open workstations, 3 conference rooms with Downtown Denver views, 5 private offices, a large rooftop terrace with skyline views, open kitchen & dining area, lobby & reception/waiting area, private restrooms, and multiple phone booths.

Baur's Building is the former home to the most popular and longest-lived candy factory in Denver, O.P. Baur Confectionery Company, founded in 1872 by Otto Paul Baur. Baur's Building is a Denver Historical Landmark with its original character throughout including exposed wood & metal beams, brick walls, crown molding and restored flooring.

Located in a prime, central downtown location, this creative space is in walking distance to entertainment, restaurants, hotels, apartments, Denver Center for the Performing Arts, 16th Street Mall and Colorado Convention Center. Ideal for coworking, tech, advertising, architect, and creative industries, these move-in ready, loft office spaces have flexible layouts for collaborative teams along with one of the best rooftop office terraces in Downtown Denver.

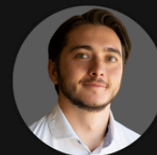
1514 CURTIS STREET
SUITE 300
DENVER, CO 80202

2ND FLOOR: 9,698 SF
3RD FLOOR: 8,216 SF



JEREMY SPIRA

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BLAKE HAM

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BUILDING DETAILS: HISTORIC BAUR'S BUILDING

ADDRESS:	1512-1514 Curtis Street	# OF FLOORS:	3
CITY:	Denver	YEAR OF CONSTRUCTION:	1881
COUNTY:	Denver	RENOVATED:	2005
BUILDING SIZE:	26,821 SF	OWNER:	KEW Realty Corporation



Suite 200



Open Work Station



Baur's Building



Rooftop Terrace

LOCATION:

- 1514 Curtis Street
Suite 300
Denver, CO 80202
- Located in Denver's Central Business District (CBD)
- Several parking garages and surface lots nearby
- Within walking distance of:
 - Denver Center for the Performing Arts (DCPA)
 - Colorado Convention Center
 - 16th Street Mall
 - Restaurants, Hotels & Apartments

DEMOGRAPHICS:

Population (2023)

- 1 Mile Radius: 46,997
- 3 Mile Radius: 243,536
- 5 Mile Radius: 484,337

Median Age (2024)

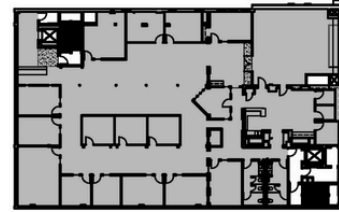
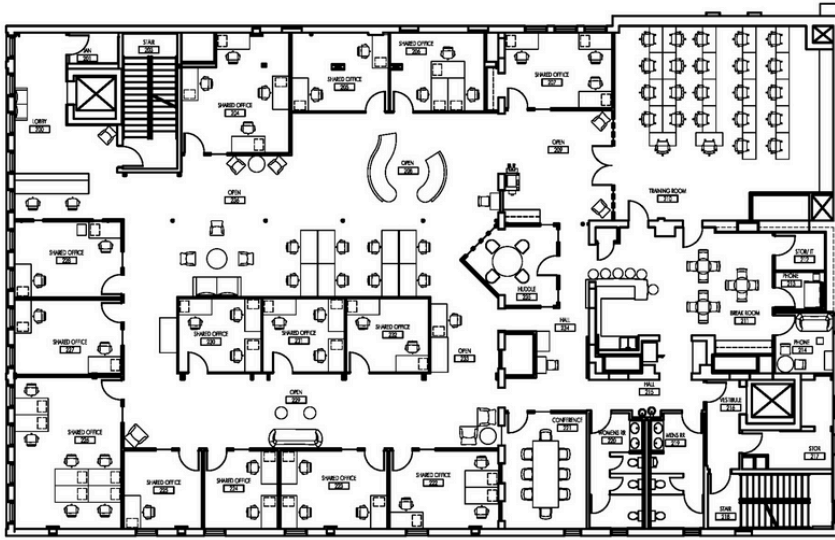
- 1 Mile Radius: 37
- 3 Mile Radius: 36.7
- 5 Mile Radius: 36.8

Income (2024)

- 1 Mile Radius: \$103,204
- 3 Mile Radius: \$104,700
- 5 Mile Radius: \$105,289

PROPERTY DESCRIPTION & AMENITIES:

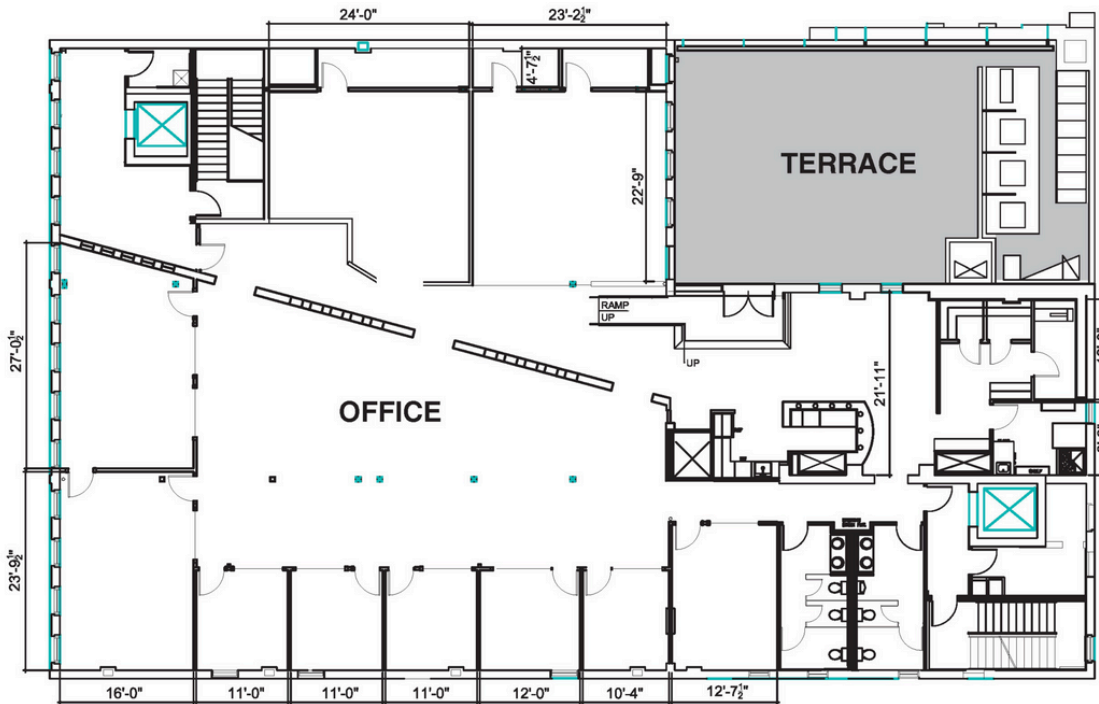
- Prime Central Business District location
- Full Floor Open Office
- Large Open Work Stations, Conference Rooms and Private Offices with Downtown Denver views
- Rooftop Terrace with skyline views
- Phone Booths
- Private Restrooms & Showers/Lockers
- Historic Designations:
 - Denver Historical Landmark
 - Colorado State Register of Historic Properties
 - National Register of Historic Places



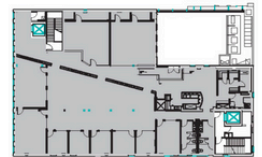
SUITE 200
9,698 SF



Baur's Building Suite 200 (2nd Floor)



SUITE 300
8,216 SF



Baur's Building Suite 300 (3rd Floor)



Kew
Realty

Shaping Futures, One Space at a Time.



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At KEW, we're dedicated to the art of nurturing, crafting, and transforming commercial spaces. From owning and managing to leasing, acquiring, renovating, and building properties, it's all about creating environments where businesses thrive and communities flourish.