

# 2347

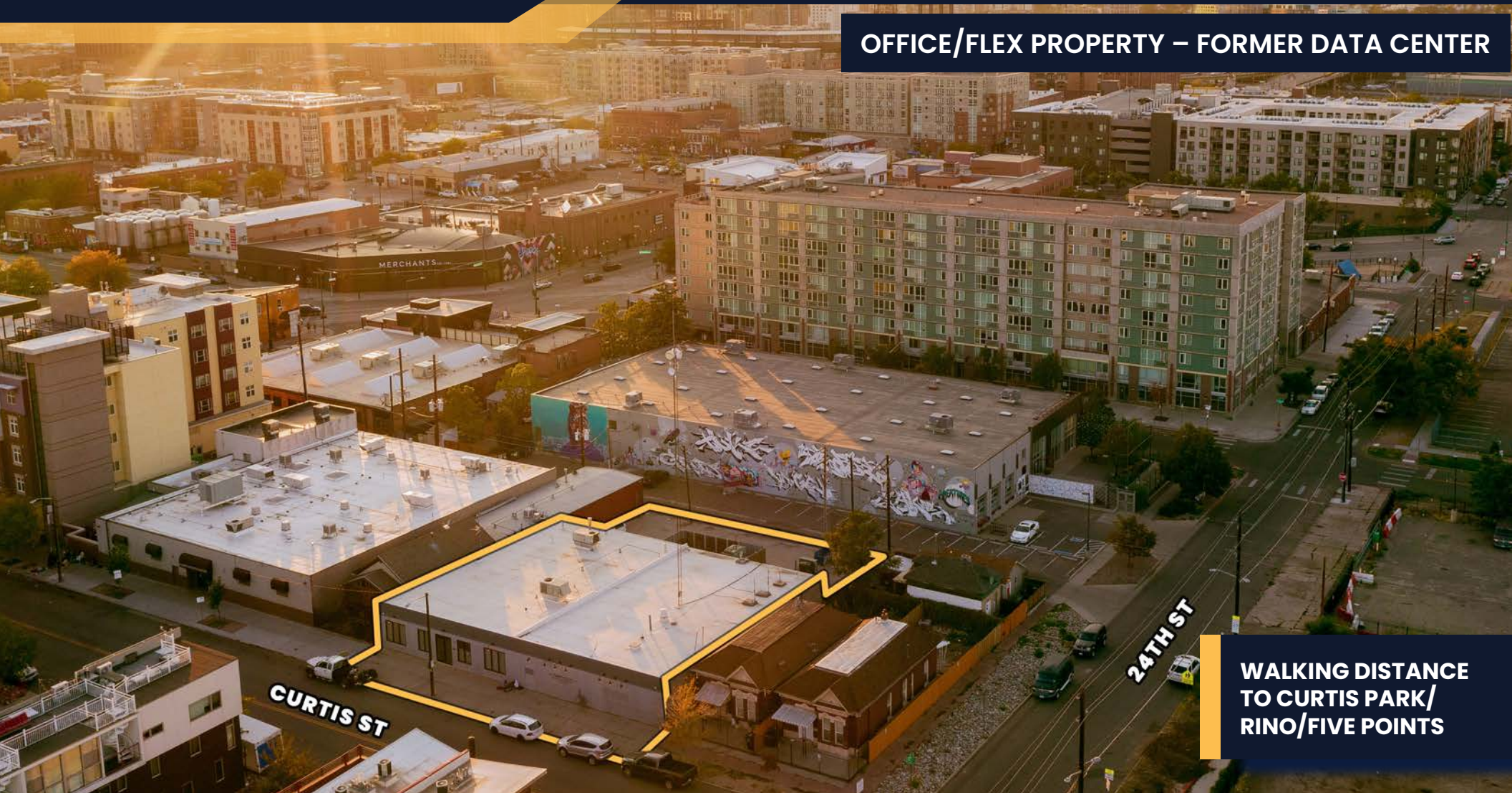
**CURTIS ST**  
DENVER, CO 80205

**\$2,500,000**  
SALE PRICE

**\$15/SF NNN**  
LEASE RATE

**4,000-8,000 SF**  
AVAILABLE

**OFFICE/FLEX PROPERTY – FORMER DATA CENTER**



**WALKING DISTANCE  
TO CURTIS PARK/  
RINO/FIVE POINTS**

**BRETT MACDOUGALL**

Vice President

**303.512.2736**

bmacdougall@uniqueprop.com

**MICHAEL DESANTIS**

Vice President

**303.512.1194**

mdesantis@uniqueprop.com

**CARSON LANG**

Broker Associate

**720.881.6344**

clang@uniqueprop.com



400 S Broadway | Denver, Colorado 80209  
www.uniqueprop.com | 303.321.5888

# PROPERTY SUMMARY

<b>Address:</b>	2347 Curtis Street Denver, CO 80205
<b>County:</b>	Denver
<b>Sale Price:</b>	\$2,500,000
<b>Lease Rate:</b>	\$15/SF NNN
<b>NNN Est:</b>	TBD
<b>Available SF:</b>	4,000–8,000 SF
<b>Lot Size:</b>	12,622 SF (0.29 AC)
<b>Parking:</b>	7–10 spots, tandem
<b>Power:</b>	3-phase input - 480V Transformer - 400KW Generator - 250KW UPS - 160KW (can be expanded)
<b>Property Type:</b>	Industrial/Office
<b>Tenancy:</b>	Single / Muti
<b>Zoning:</b>	D-AS
<b>Year Built:</b>	1960



## PROPERTY HIGHLIGHTS

- Owner/User or Development Opportunity
- Office/Retail/Industrial Flexibility
- Well-Built Construction Type – Masonry
- Former Data Center – Heavy Power & Back-Up Generator
- Ample Parking & Signage Opportunities

# SITE OVERVIEW

**Cross Streets:** Curtis St & 24th St

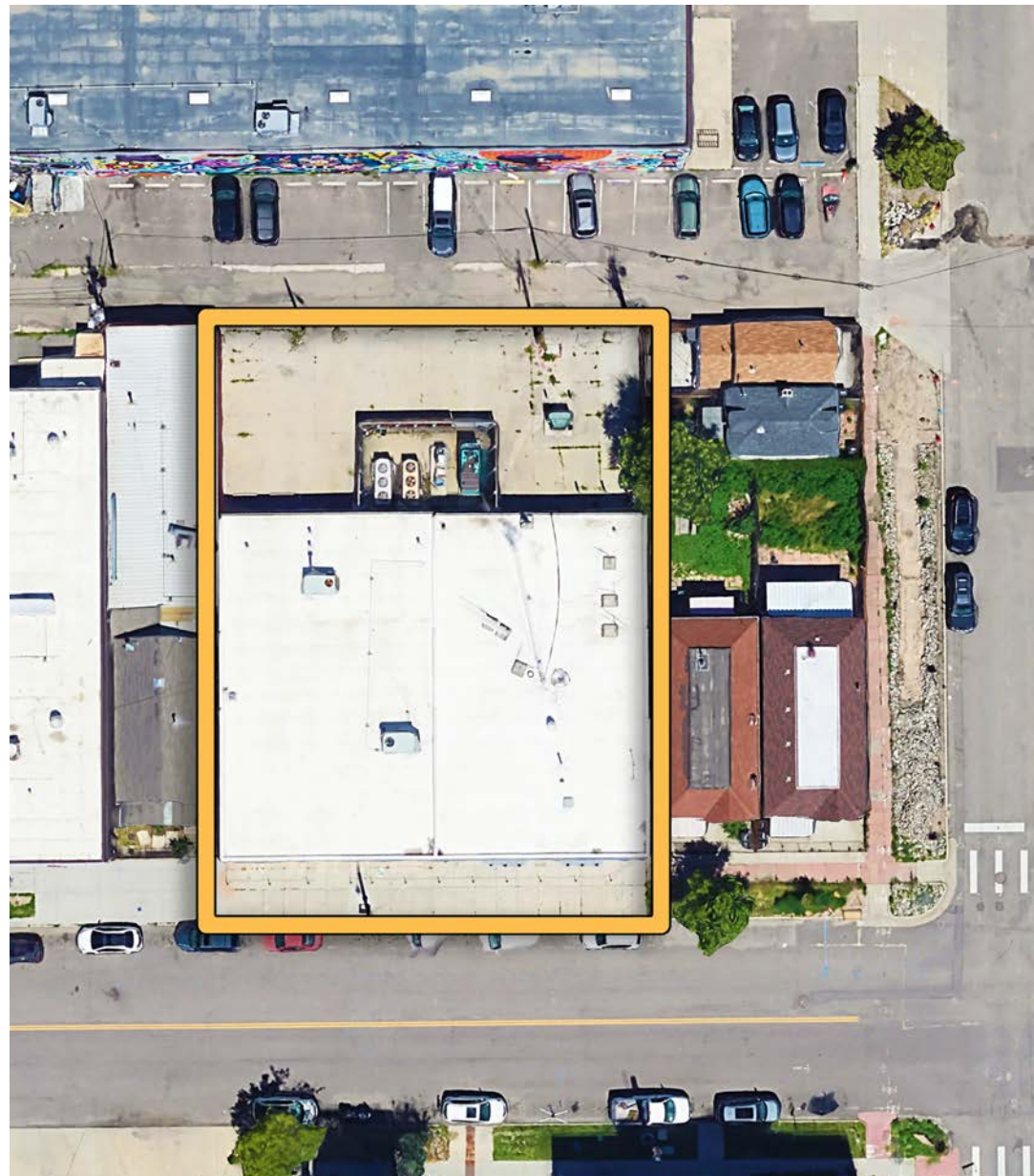
**Zoning:** Downtown-Arapahoe Square District (D-AS)

**Maximum Height:** 80'

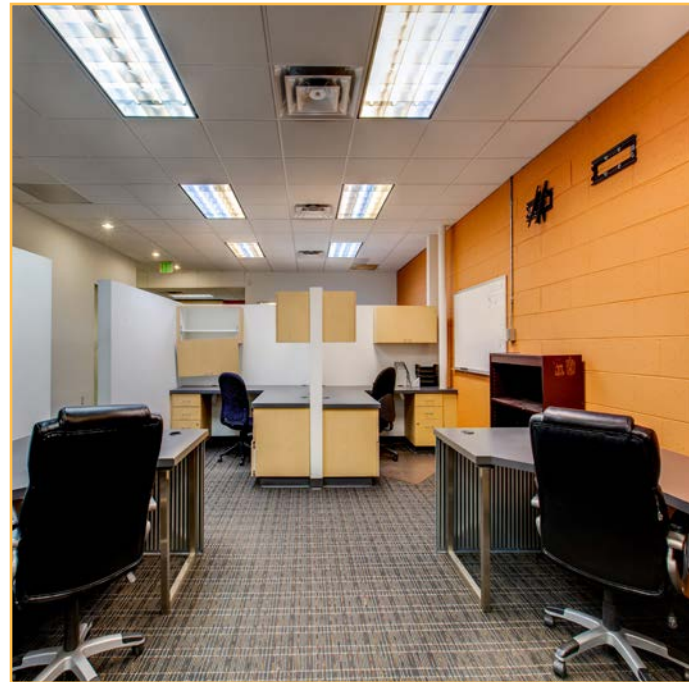
The D-AS zone district is specific to a small area of the Curtis Park neighborhood that is adjacent to the Arapahoe Square neighborhood and was previously zoned B-8-A under Former Chapter 59. D-AS is intended to support a mix of uses that provide a pedestrian friendly transition from the surrounding lower scale neighborhoods to the high-rise scale of downtown.

**SOURCE:**

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver\\_Zoning\\_Code\\_Article8\\_Downtown.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article8_Downtown.pdf)

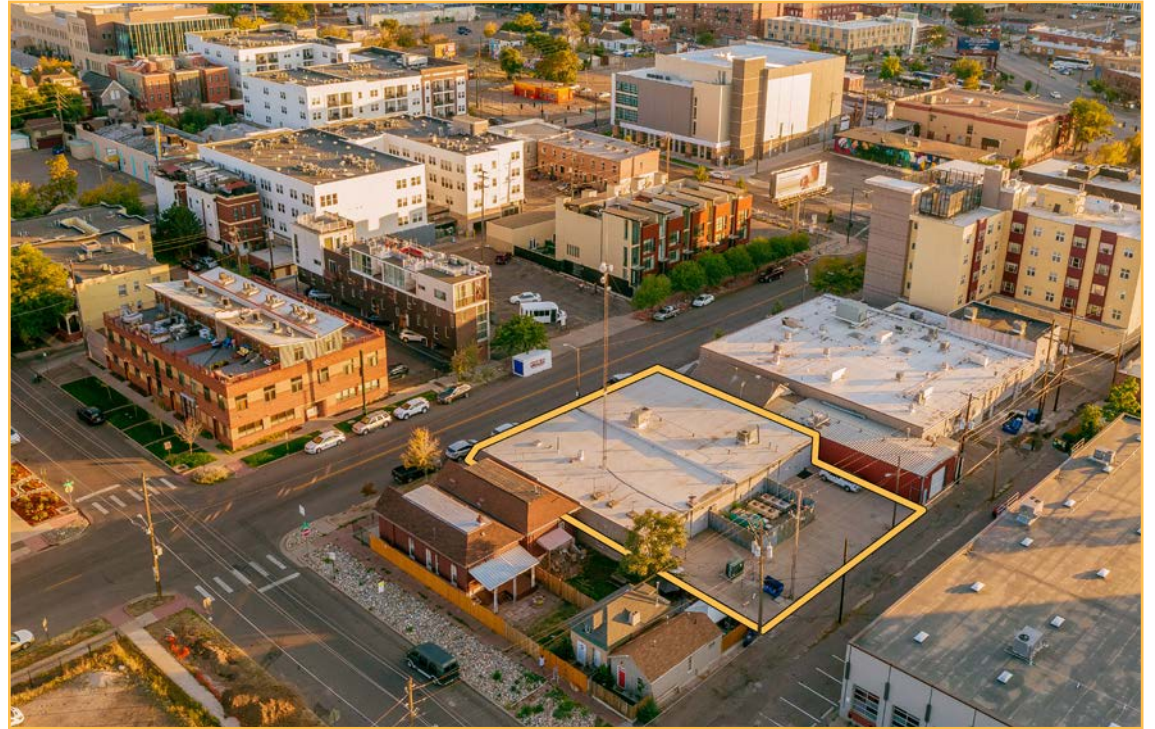
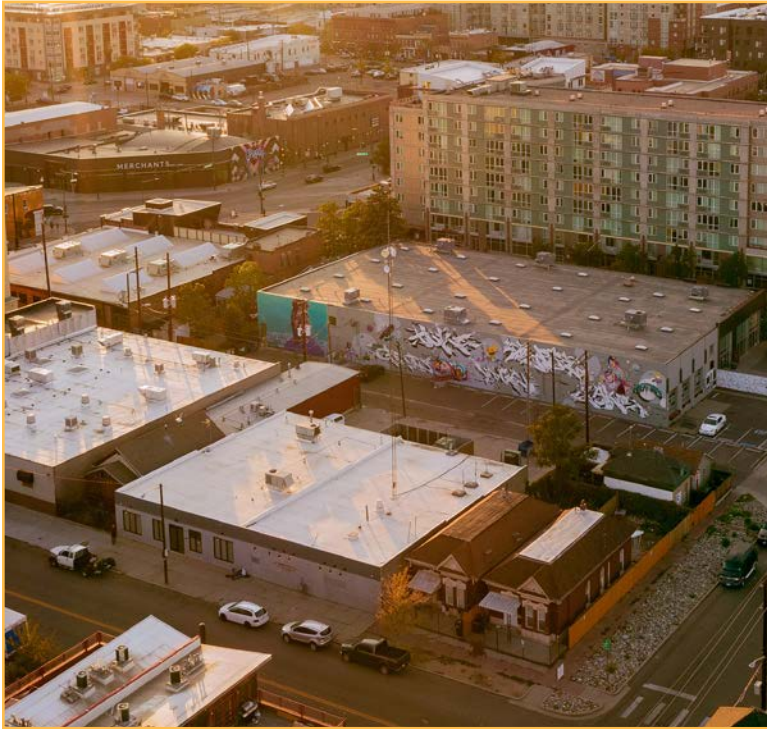


# PROPERTY PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# EXTERIOR PHOTOS



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**SUBJECT PROPERTY**  
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