

Legacy Property
For Sale or Lease
2400 Curtis Street

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VISIONBUILT
PROPERTIES



Property Details

County: Denver
Total Sq Ft: 21,362
Rentable: Sq Ft 17,112
Lot Size: 0.21 AC
9,396
Zoning: D-AS
Gas/Electric: Master
Sewer: Master

Property Type: Warehouse
w/mixed use
Year Built: 1882/1953/2015/2021
Stories: 3
Roof: Pitched
Construction: Masonry
AC: Yes
Heating: HVAC





Executive Summary

2400 Curtis Street, presently known as The Temple Contemporary Artist Haven, presents a rare opportunity to acquire a ±21,362 SF flexible mixed-use building across three levels. The property features adaptable floor plans, high ceilings, and strong natural light, supporting a variety of uses including: light industrial, creative artist studios, boutique retail, mixed-use, owner-user occupancy, or long-term repositioning strategies.

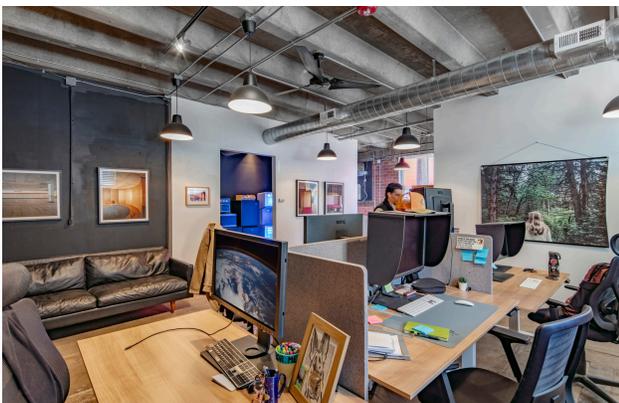
Located in the Curtis Park neighborhood within RiNo and originally designed by Frank and Willoughby Edbrooke, this property retains distinctive architectural character and historic charm.

The property is not currently designated as a local landmark, preserving flexibility for exterior modifications, while retaining the option for landmark designation should a future owner wish to pursue historic recognition or potential tax strategies.

Positioned within the D-AS (Downtown – Arapahoe Square) zoning district, the site benefits from high-density mixed-use entitlements within one of Denver’s most active and evolving urban submarkets.

With existing income, operational flexibility, and strong underlying land fundamentals, 2400 Curtis Street offers a compelling combination of cash flow, adaptability, and long-term positioning within Denver’s urban core.

This offering presents a rare opportunity to acquire a legacy property with distinguished architectural styling, flexible income potential and significant long-term optionality.



Recent Upgrades: Solar panels, 3 phase power, fiber internet, energy efficient HVAC, doors, renovated suites, updated kitchen, bathrooms and site work

Property Highlights

Architectural Heritage

Classic Moorish Revival and Romanesque architectural styling, originally designed by renowned architects Frank & Willoughby Edbrooke, also known for the Brown Palace Hotel and the Oxford Hotel.

Distinct Architectural Presence

Striking brick façade, arched windows, historic proportions, and preserved architectural detailing create a highly recognizable structure with character that is increasingly difficult to replicate in modern construction.

Creative Repositioning

Thoughtfully reimaged as a contemporary hub for artists, makers, and independent creative ventures; supporting a wide range of studio, gallery, and workshop uses.

Strategic Urban Location

Situated at the convergence of Curtis Park, RiNo, Five Points, and Downtown Denver, the property benefits from proximity to transit, cultural amenities, restaurants, and continued neighborhood redevelopment.

Established Creative Tenant Ecosystem

Currently home to design studios, photography galleries, artisan workshops, media spaces, and a cooperative bakery – creating a dynamic mix of creators, entrepreneurs, and small businesses.

Authentic Industrial Character

Exposed brick walls, warehouse-style architecture, tall ceilings, and a blend of historic and adapted structures, including the renovated and exquisitely redesigned Temple Tower and custom welded staircase, contribute to the building's distinctive identity.

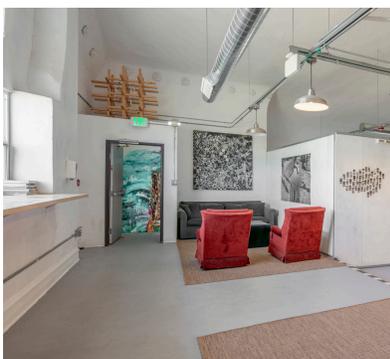
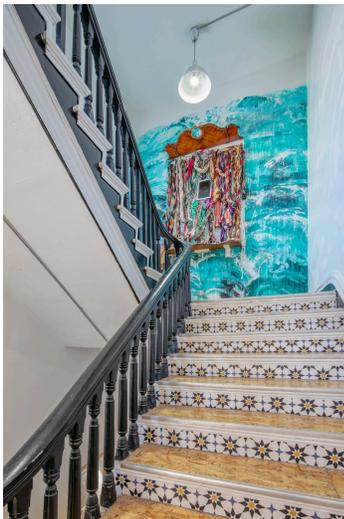
Investment Income & Occupancy Flexibility

Short-term leases provide operational flexibility for rental rate adjustments, repositioning strategies, or phased owner-user occupancy.

Energy & Infrastructure Advantages

On-site solar energy system supporting lower operating costs, along with three-phase power suitable for light industrial, creative production, and fabrication uses.

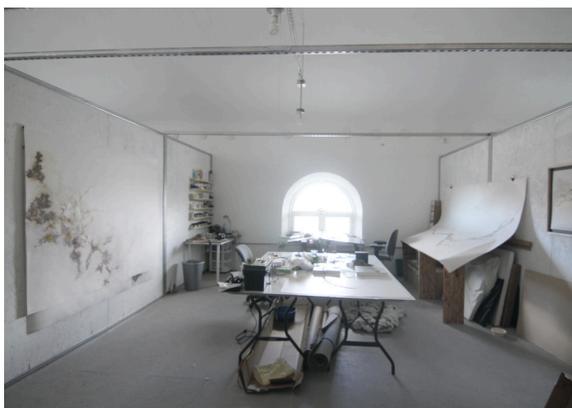




Tower suite adds to executive utility and offers a unique, architectural feature



The Temple: Contemporary Artist Haven - Is a social venture established to preserve and revive an important Denver landmark (not designated historical landmark) built by renowned architects Frank and Willoughby Edbrooke, while providing affordable art studios and workshop facilities, community non-profit space, creative media space and a cooperative bakery.



COMMUNITY AMENITIES

Versatile Spaces and Suites ideal for gallery openings, production teams, or co-working. Private & Flexible Layouts - Divisible spaces, and the ability to sublease or share with other creatives. Natural Light + High Ceilings - A mix of bright gallery-style front areas and functional studio workspaces in back. Creative Community Synergy - Day-to-day interaction with artists, designers, photographers, nonprofits, and social ventures creates a collaborative environment.

Property Insights

Situated in the highly sought-after Historic Curtis Park/RiNo neighborhood, 2400 Curtis Street sits at the edge of Downtown, RiNo, and Curtis Park – offering walkability (96), bike accessibility (99), and strong transit connectivity. The surrounding area continues to evolve with mixed-use residential, hospitality, and commercial development, reinforcing long-term land value and strategic upside.



Neighborhood Insights

Curtis Park ranks among the top 5% of American neighborhoods in walkability, enhancing the appeal for both residents and businesses. Furthermore, with 72.1% of residential real estate built prior to 1939, the area boasts an exceptional concentration of historic residences, elevating its distinct charm.

RiNo - Denver's fastest-growing creative and cultural District Rapidly Developing Neighborhood Located in the heart of one of Denver's most dynamic redevelopment zones - increasing long-term value and community activation all within the heart of RiNo's restaurant and entertainment scenes reducing risk and enhancing stability.



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INVESTMENT HIGHLIGHTS

- RARE ARCHITECTURAL ASSET
- UNIQUE MOORISH REVIVAL / ROMANESQUE BUILDING DESIGNED BY FRANK & WILLOUGHBY EDBROOKE, OFFERING DISTINCTIVE ARCHITECTURAL IDENTITY SELDOM FOUND IN MODERN CONSTRUCTION.
- STRATEGIC DOWNTOWN LOCATION
- POSITIONED AT THE CONVERGENCE OF CURTIS PARK, RINO, FIVE POINTS, AND DOWNTOWN DENVER WITHIN ONE OF THE CITY'S MOST ACTIVE REDEVELOPMENT CORRIDORS.
- FLEXIBLE MIXED-USE CONFIGURATION.
- ±21,362 SF ACROSS THREE LEVELS WITH ADAPTABLE FLOOR PLATES SUITABLE FOR CREATIVE OFFICE, STUDIO, BOUTIQUE RETAIL, LIGHT PRODUCTION, OR OWNER-USER OCCUPANCY.
- FAVORABLE ZONING – D-AS
- DOWNTOWN ARAPAHOE SQUARE ZONING ALLOWS HIGH-DENSITY MIXED-USE DEVELOPMENT AND LONG-TERM REDEVELOPMENT OPTIONALITY.
- OPERATIONAL FLEXIBILITY
- SHORT-TERM LEASES ALLOW REPOSITIONING, RENTAL RATE ADJUSTMENTS, OR PHASED OWNER-USER OCCUPANCY.
- ENERGY & INFRASTRUCTURE IMPROVEMENTS
- SOLAR ENERGY SYSTEM, THREE-PHASE POWER, FIBER INTERNET, AND UPGRADED HVAC SYSTEMS SUPPORT MODERN BUSINESS OPERATIONS.
- DISTINCTIVE URBAN IDENTITY
- HISTORIC ARCHITECTURE (NOT DESIGNATED LANDMARK), NATURAL LIGHT, AND EXPOSED BRICK CREATE A HIGHLY DIFFERENTIATED WORKSPACE ENVIRONMENT.

OFFERING TERMS

PROPERTY: 2400 CURTIS STREET

LOCATION: DENVER, COLORADO

BUILDING SIZE: ±21,362 SF

LOT SIZE: ±9,396 SF

ZONING: D-AS (DOWNTOWN – ARAPAHOE SQUARE)

OFFERING PRICE: PRICE UPON REQUEST

BUYER BROKER COMMISSION: 3%

SELLER FINANCING: MAY BE CONSIDERED FOR QUALIFIED PURCHASERS

CONTACT: ADAM GORDON

FOUNDER & BROKER

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