

Ground Floor Retail for Lease

1955 Arapahoe St Denver, CO 80202



Available May 26, 2024



**Colorado Real Estate
BROKERS**

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Property Details

Suite A:

- Ground floor commercial space
- Approx. 1,512 sf
- Parking: 6 spots behind the building
- Former dental/medical space
- Zoning: D-C , UO-1
- **Lease Rate: \$20/ft Modified Gross**

Suite B:

- Ground floor commercial space
- Approx. 3,000 sf
- 4 parking spots behind the building
- New HVAC
- Former space for industrial sign company
- Zoning: D-C , UO-1
- **Lease Rate: \$24/ft Modified Gross**



About Halcyon House Apartments

- Halcyon House Apartments is an affordable, senior (62+) mixed-use community with 197 units.



Walker's Paradise	98	Excellent Transit	86
Walk Score®	Out of 100	Transit Score®	Out of 100
Biker's Paradise	97		
Bike Score®	Out of 100		
Transit/Subway		Distance	
20th-Welton		Walk: 7 min	0.4 mi
18th-Stout		Walk: 8 min	0.4 mi
18th-California		Walk: 10 min	0.5 mi
16th-Stout		Walk: 10 min	0.6 mi
16th-California		Walk: 13 min	0.7 mi

Source: apartments.com

Downtown Denver by the Numbers

	Projects	Hotel Rooms	Residential Units	Square Feet of Office	Total Investment
Completed 2019-2022	31	1,684	4,967	1,238,482	\$2.16 B
Completed 2023	5	-	1,040	240,000	\$228 M
Total	36	1,684	6,007	1,478,482	\$2.38 B
Under Construction	14	265	3,063	710,00	\$1.37 B
Grand Total	86	3,633	15,077	3,666,964	\$3.75 B

Data as of October 2023

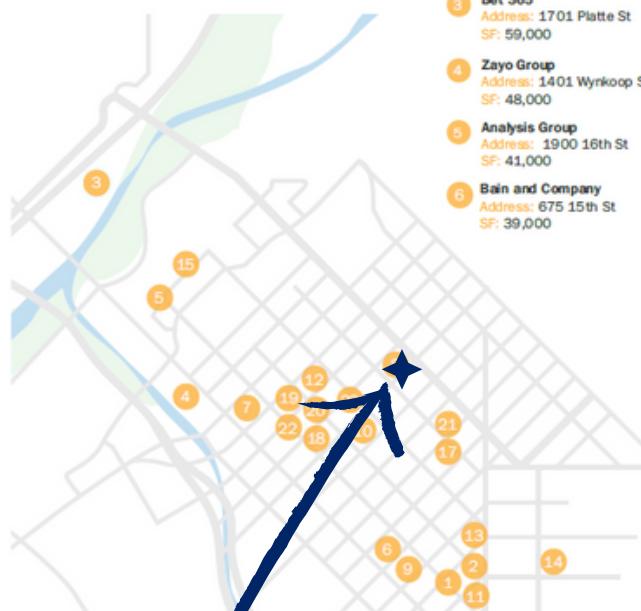
14 projects under construction as of end of 2023, equaling \$1.37B in total investment

Five projects added over 1,000 housing units in 2023

Source: downtowndenver.com

New Office Leases over 20,000 SF

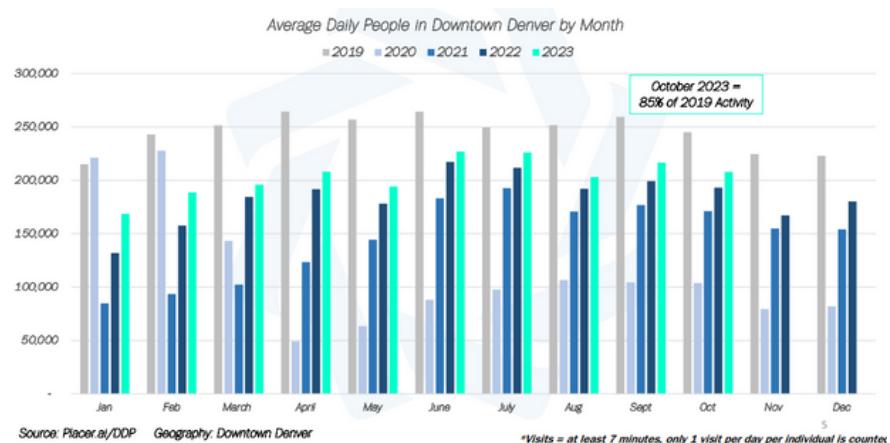
(signed between July 2022-August 2023)



- 1 Ovintiv
Address: 370 17th St
SF: 262,000
- 2 City and County of Denver, District Attorney's Office
Address: 370 17th St
SF: 74,000
- 3 Bet 365
Address: 1701 Platte St
SF: 59,000
- 4 Zayo Group
Address: 1401 Wynkoop St
SF: 48,000
- 5 Analysis Group
Address: 1900 16th St
SF: 41,000
- 6 Bain and Company
Address: 675 15th St
SF: 39,000
- 7 Ineos
Address: 1400 16th St
SF: 34,500
- 8 Gibson, Dunn and Crutcher
Address: 1901 Arapahoe St
SF: 31,000
- 9 Matillion
Address: 675 15th St
SF: 29,000
- 10 Ballard Spahr
Address: 1225 17th St
SF: 28,900
- 11 Jones & Keller
Address: 1675 Broadway
SF: 25,600
- 12 Melio
Address: 1755 Blake St
SF: 25,600
- 13 Scope Technologies
Address: 370 17th St
SF: 25,000
- 14 Booyah Advertising
Address: 1700 Lincoln St
SF: 25,000
- 15 Pivot Energy
Address: 1601 Wewatta St
SF: 23,000
- 16 Megastar Financial Corp
Address: 1080 Cherokee
SF: 23,000
- 17 Fairfield and Woods
Address: 1801 California St
SF: 22,000
- 18 Mercer Advisors
Address: 1200 17th St
SF: 22,000
- 19 Camino Resources
Address: 1225 17th St
SF: 22,000
- 20 Wilmer Hale
Address: 1225 17th St
SF: 22,000
- 21 Williams Weese Pepple & Ferguson
Address: 1810 California St
SF: 22,000
- 22 Huntington National Bank
Address: 1225 17th St
SF: 21,000
- 23 PDC Energy
Address: 1099 18th St
SF: 21,000

Source: CoStar, some leases not included due to confidentiality

Source: downtowndenver.com



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