



## HISTORIC UPTOWN OFFICE OPPORTUNITY

**2100 N Downing Street  
Denver, Colorado**

**~~\$4,900,000~~ | PRICE REDUCED TO \$4,450,000**

**Kentwood**  
Commercial

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# PROPERTY DETAILS

2100 N Downing Street, a landmark-registered building that stands as a testament to both historical charm and contemporary functionality. This completely remodeled 17,225 SF office building offers a rare opportunity to own or lease an historic landmark with all the amenities and identity of a new, free-standing, Class A building.

|                                    |                            |
|------------------------------------|----------------------------|
| SALES PRICE                        | \$4,450,000 (\$258/SF)     |
| LEASE RATE                         | \$16.00-\$25.00/RSF        |
| OPEX - INCL. UTILITIES (EST. 2023) | \$11.61/RSF                |
| AVAILABLE SPACE                    | 5,534 - 17,225 Square Feet |
| BUILDING SIZE                      | 17,225 Square Feet         |
| LOT SIZE                           | 21,811 Square Feet         |
| PROPERTY TYPE                      | Free-Standing Office       |
| STORIES                            | Two + Lower Level          |
| YEAR BUILT                         | 1950 (Renovated in 2018)   |
| ZONING                             | U-MX-3                     |
| NEIGHBORHOOD                       | City Park West             |
| PARKING                            | 26 Off-Street Spaces       |

# INTERIOR PHOTOS





[CLICK HERE FOR SLIDE SHOW](#)

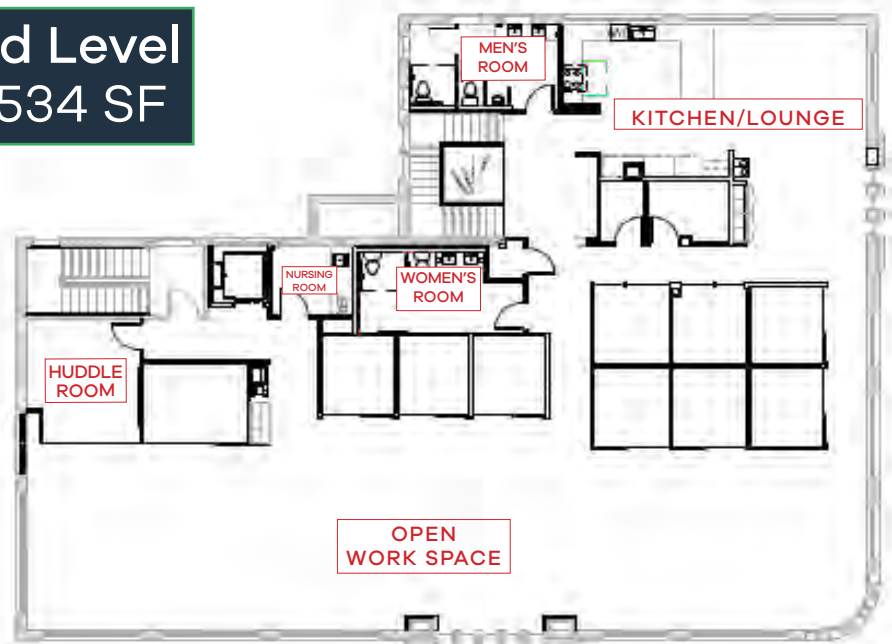


# EXTERIOR PHOTOS

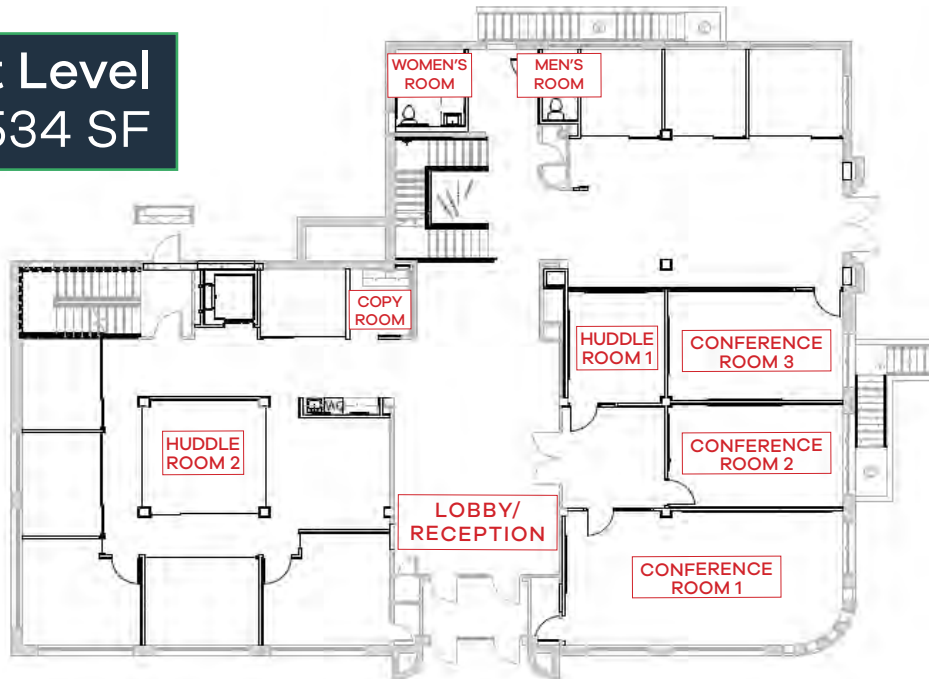


# FLOOR PLANS & AVAILABILITY

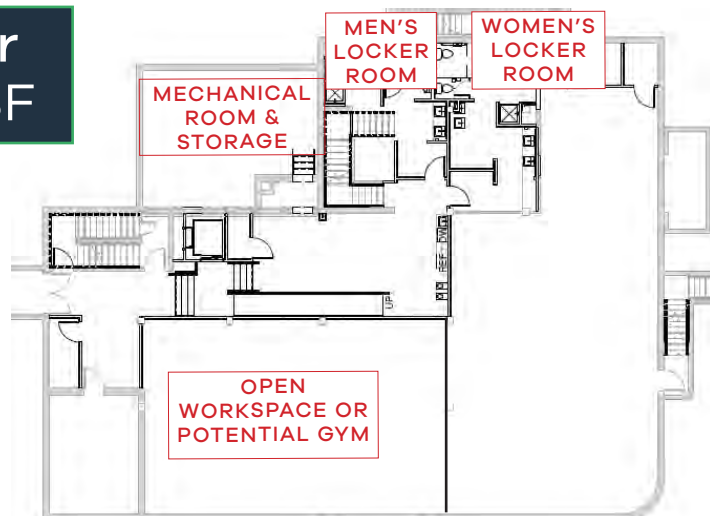
**2nd Level**  
5,534 SF



**1st Level**  
5,534 SF



**Lower**  
6,157 SF



**\*\*Seller willing to lease-back lower-level suite at \$16.00/SF**

# HISTORY & RENOVATIONS

- » Built in 1950 for the American Woodmen, a Colorado domiciled fraternal benefits “society” made up of African American citizens, that sold insurance to African Americans until its closure in 1993.
- » Designed by Denver architect Gorgon D. White in the “Art Moderne” or “Streamline Moderne” architectural genre, the building features curved corners, subtle aqua-colored ornamentation and horizontal bands of windows detailed by a Greek key design.
- » Landmark Designation received from Denver Landmark Preservation Commission in 2009, at the time was the youngest building in Denver to receive Landmark Designation.

## \$2.6M RENOVATION HIGHLIGHTS - 2018

All New Mechanical & RTUs - \$598,000  
All New Electrical - \$331,000  
All new Plumbing - \$158,000  
Exterior Terra Cotta Repairs - \$104,000



All new demising walls were installed along with associated insulation, drywall, glazing, and doors. Additional updates include new finishes including luxury carpet tiles, tile throughout, new casework and cabinetry, solid surface countertops, stainless steel bathroom partitions, coffee bars throughout, and a luxurious kitchen and dining facilities.

## SPECIAL FEATURES

- Class A, Stand-Alone Building with Brand Identity
- High Ceilings on Each Level Offering an Abundance of Natural Light
- Balanced Mix of Private Offices, Open Work Space and Conference Rooms
- On-Site Amenities: Spacious Kitchen, Employee Lounge, Men's and Women's Locker Rooms with Showers, Bike Storage & Potential for Gym Facility
- Brand-New Markovator Hydraulic 3-Stop Elevator: Installed in 2019
- Fully-Furnished: Furniture Available at a Negotiated Price
- Ability to Multi-Tenant the Building with Separate Entrances and Well-Located Common Restrooms
- 26 Total Off-Street Parking Spaces: 18 On-Site & 8 Leased Spaces 1.5 Blocks Away (\$833/Mo.)



# AREA HIGHLIGHTS

## DINING/BARS/COFFEE

Beyond Thai Cafe  
 Watercourse Foods  
 Steuben's Uptown  
 Ace Eat Serve  
 White Pie  
 Kenji Sushi  
 Olive & Finch  
 The Weathervane Cafe  
 Fluid Coffee Bar  
 Starbucks  
 Reverence Brewing Company  
 Coperta

## CULTURE/RECREATION

City Park  
 Denver Zoo  
 City Park Golf Course  
 Museum of Nature/Science  
 Coors Field

## HOTELS/LODGING

Warwick Denver  
 Hampton Inn & Suites  
 Queen Anne Urban B&B  
 Urban Cowboy  
 The Brown Palace & Spa

## RETAIL/SERVICES

Talulah Jones  
 Neat Stuff - An Artisan Collection  
 St Joseph Hospital  
 Presbyterian St Lukes  
 Safeway  
 Sun Market of Denver  
 BOK Financial  
 7-Eleven  
 Car Rental Denver  
 OrangeTheory  
 Denver Community Rec Center  
 Butcher Bar Market



## PARKING

### ONSITE

2100 N DOWNING STREET  
 SURFACE LOT - 18 SPACES

### OFFSITE

2222 N MARION STREET  
 SURFACE LOT - 8 SPACES (LEASED)



# AREA OVERVIEW

## WALK, TRANSIT & BIKE SCORES

|               |                        |
|---------------|------------------------|
| Bike Score    | 94 'Biker's Paradise'  |
| Walk Score    | 91 'Walker's Paradise' |
| Transit Score | 56 'Good Transit'      |

## AREA DEMOGRAPHICS

|            |      |         |
|------------|------|---------|
| POPULATION | 1 mi | 40,953  |
|            | 2 mi | 133,040 |
|            | 3 mi | 480,668 |

|                       |      |           |
|-----------------------|------|-----------|
| AVG. HOUSEHOLD INCOME | 1 mi | \$91,628  |
|                       | 2 mi | \$103,126 |
|                       | 3 mi | \$108,462 |

|                   |      |         |
|-------------------|------|---------|
| DAYTIME EMPLOYEES | 1 mi | 66,924  |
|                   | 2 mi | 180,991 |
|                   | 3 mi | 248,075 |

|                    |      |        |
|--------------------|------|--------|
| DAYTIME BUSINESSES | 1 mi | 6,589  |
|                    | 2 mi | 16,058 |
|                    | 3 mi | 23,917 |

## DAILY TRAFFIC COUNTS

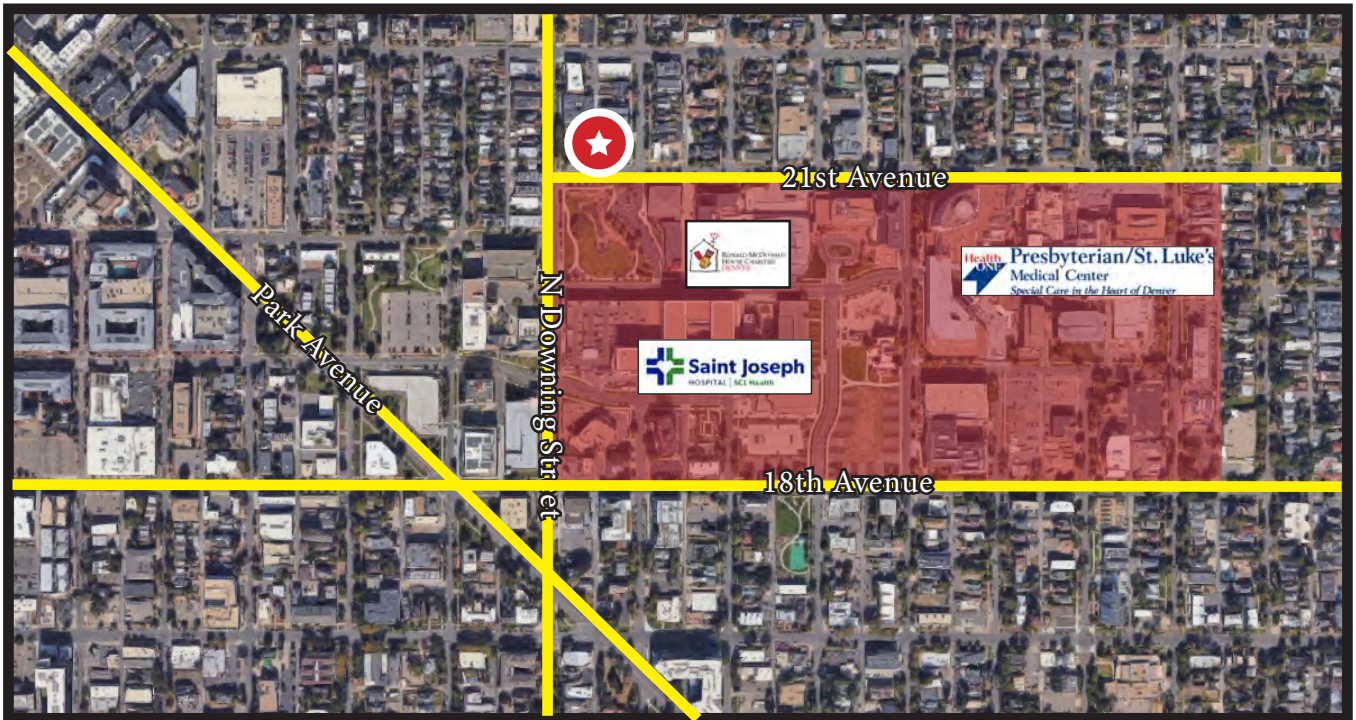
|                           |        |
|---------------------------|--------|
| DOWNING ST/E 22ND AVE (N) | 13,195 |
| DOWNING ST/E 19TH AVE     | 13,659 |

# CITY PARK WEST

City Park West, situated in the heart of Denver, Colorado, is a dynamic and vibrant neighborhood that effortlessly combines history with modernity. Nestled just east of downtown Denver, this locale offers an eclectic mix of residential charm and urban convenience, offering a plethora of dining, shopping, and entertainment options. City Park West is adjacent to Denver's renowned City Park, home to the Denver Museum of Nature & Science and the Denver Zoo. This neighborhood is a cultural epicenter, allowing residents to easily access art, science, and nature.



# ST JOSEPH HOSPITAL PRESBYTERIAN / ST LUKE'S MEDICAL CENTER



- ST JOSEPH HOSPITAL RANKED #3 HOSPITAL IN COLORADO - U.S. NEWS & WORLD REPORT
- PRESBYTERIAN/ST LUKE'S MEDICAL CENTER - RANKED AMERICA'S 100 BEST HOSPITALS FOR SPINE SURGERY AWARDS™ (2023, 2022)



2100 N Downing Street is conveniently located adjacent to the Saint Joseph Hospital and Presbyterian/St Luke's Medical Center.

Saint Joseph's new state-of-the-art hospital campus opened in December 2014.

**TOTAL STAFFED BEDS:** 400 | **TOTAL PATIENT DAYS:** 82,969 | **HOSPITAL EMPLOYEES:** 2,000

Presbyterian/St Luke's shares campus with Rocky Mountain Hospital for Children.

**LICENSED BEDS:** 680 | **PHYSICIANS:** 1,200+ | **SPECIALTIES:** 80



## Disclosure

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