

**2245
CURTIS**

**CREATIVE OFFICE
MODERN UPDATES
DOWNTOWN / RINO**



OFFERED BY:

TEAL HAGAN

Principal + Employing Broker
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thagan@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

2245 Curtis St, Suite #100, Denver, CO 80205
303.481.2875 • KHcommercial.com

DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 2245 Curtis St, Denver, CO 80205, (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

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COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

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2245 CURTIS STREET

DENVER, CO 80205

The office building in Downtown Denver presents an attractive flexible option for an either full or partial owner-user opportunity with both tenants willing to stay or vacate upon sale.

Built in 1962, the property underwent a high-end custom renovation in 2015, resulting in high-end updated, contemporary, modern aesthetics.

The building features open lofted mezzanine spaces double-height ceilings, skylights, large windows that maximize natural light and offer a spacious office atmosphere, as well as future expansion opportunities above Suite 100's current offices.

The property offers collaborative workspaces, glass offices, ample storage options, and hoteling rooms with showers in each workspace that cater to the needs of contemporary businesses.

Situated in the Arapahoe Square District, tenants enjoy favorable location in close proximity to Downtown and the vibrant RiNo commercial and restaurant area. The property also presents an opportunity for long-term development potential with its D-AS-12+, twelve story Arapahoe Square Zoning, which allows for various future possibilities.

YOUR ADVISOR:

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PROPERTY DETAILS

2245 CURTIS STREET

DENVER, CO 80205



County	Denver
Year Built/Renovated	1962/2015
# Buildings	1
# Stories	2
Construction	Concrete Block
Roof Type	Pitched Metal
Rentable SF	9,065
Lot SF	9,401
Parking	Rear Parking Lot
# Parking Spaces	8-9
Heating/AC	Furnace/Central Air
Water/Sewer	Metered with 2243 Curtis
Zoning	D-AS-12+

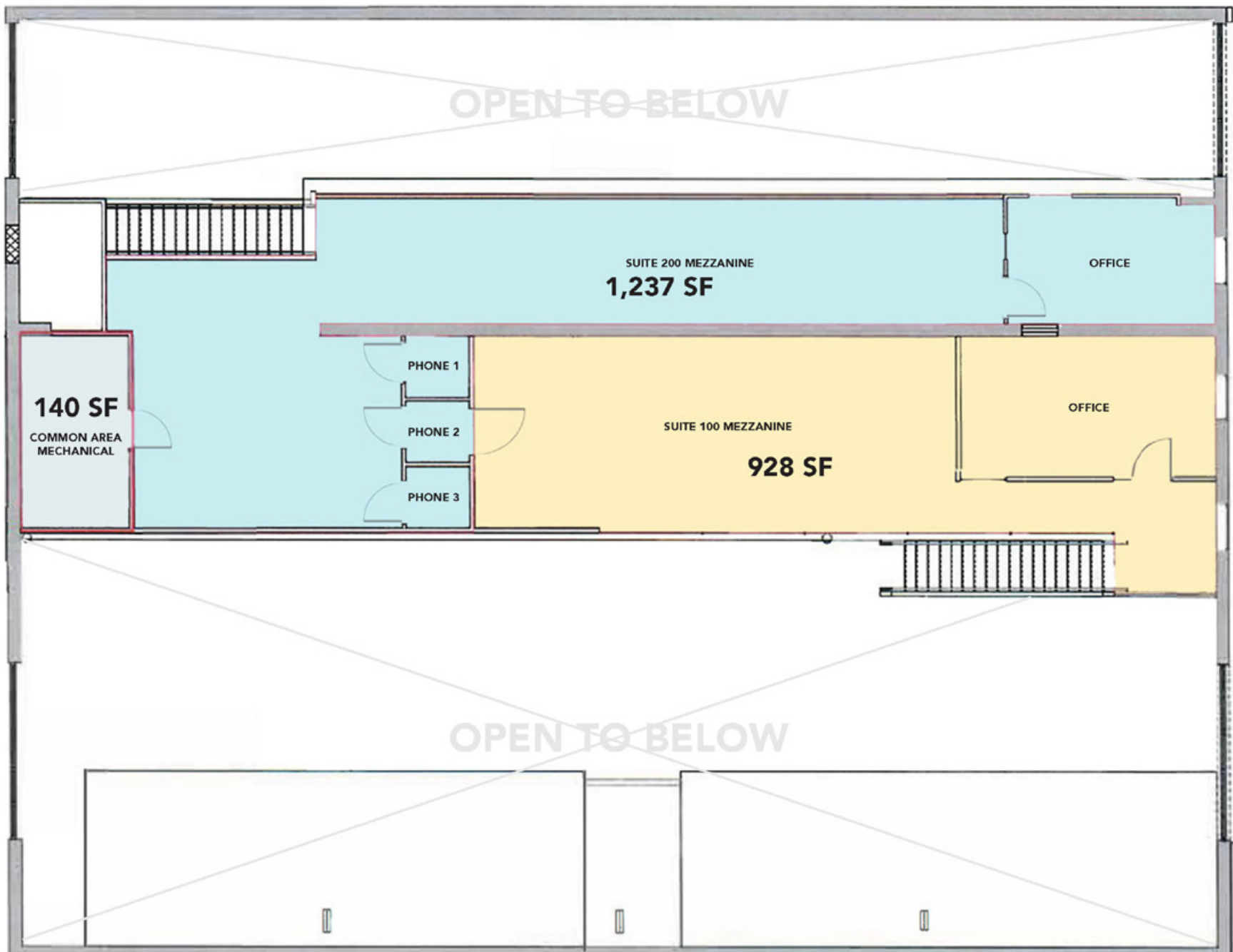
PROPERTY HIGHLIGHTS

- Modern, fully remodeled office building with unique architectural design
- Two side-by-side office suites - owner-user or tenant rental opportunity
- Flexibility for an either full or partial owner-user opportunity with both tenants willing to stay or vacate upon sale
- Double-height ceilings, skylights, open lofted mezzanine spaces
- Built in 1962, high-end renovation in 2015

FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | MEZZANINE



PROPERTY PHOTOS



UNIT AMENITIES

- High-end cosmetic remodel in 2015
- Skylights, large windows and tall ceilings bring in natural light
- Collaborative work spaces, ample storage, hoteling showers in each work space





100

SUITE

2245 CURTIS ST · DENVER, CO 80205 /11



**MEZZANINE SPACE
PRIME FOR FUTURE
OFFICE EXPANSION.**

Rentable Area
4,912 SF







Rentable Area
4,153 SF



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LEASE OPPORTUNITIES

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UNIT MIX

SPACE	COMMON AREA	USABLE SF	RENTABLE SF
Suite 100 First Floor	346	3,548	3,894
Suite 100 Mezzanine	90	928	1,018
Total Suite 100	436	4,476	4,912
Suite 200 First Floor	248	2,547	2,795
Suite 200 Mezzanine	121	1,2784	1,358
Total Suite 200	369	3,784	4,153
TOTALS	805	8,260	9,065



9,065 SF

Rentable SF

2015

Year Renovated

UNION STATION

Rail Station

An aerial photograph of a city skyline, likely Denver, Colorado, showing a dense cluster of skyscrapers and commercial buildings. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The city streets are filled with cars and parking lots. The overall scene is a vibrant urban landscape.

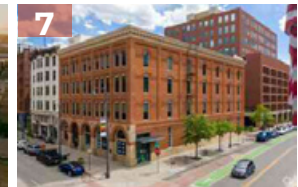
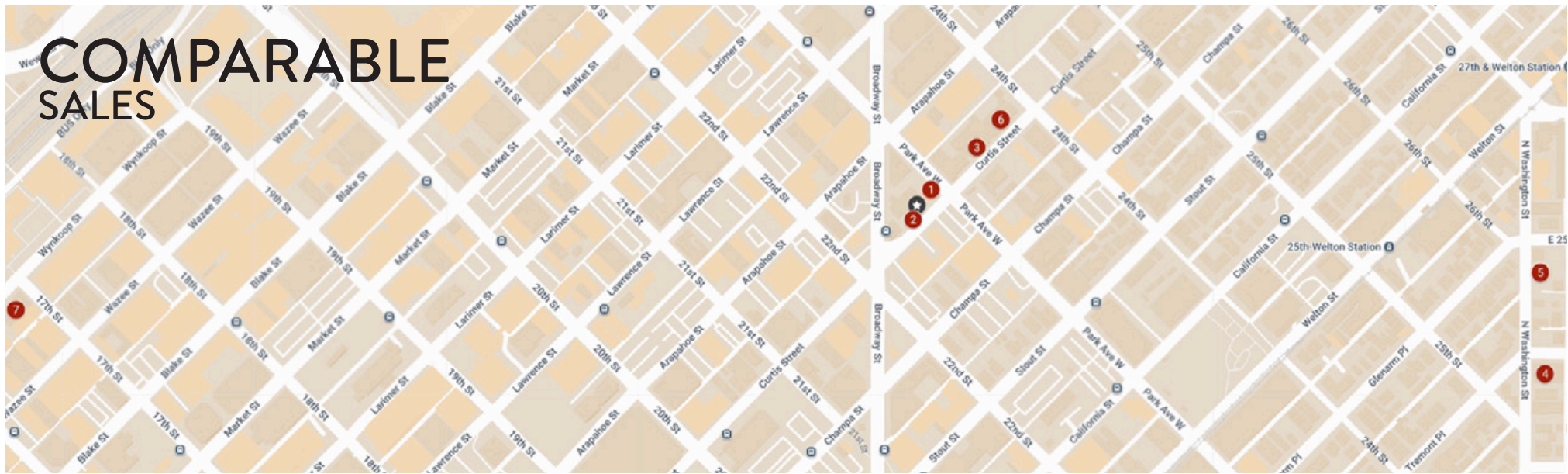
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FINANCIAL ANALYSIS

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COMPARABLE SALES



#	PROPERTY	SOLD DATE	PRICE	RENTABLE SF	\$/SF	YEAR BUILT/RENO.
SUB	2245 Curtis St, Denver, CO 80205		\$2,850,000	9,065	\$314.40	1962/2015
1	1010 Park Ave W, Denver, CO 80205	Under Contract	\$6,500,000	17,019	\$381.93	2018/2023
2	2243 Curtis St, Denver, CO 80205	9/1/2023	\$1,150,000	3,062	\$357.57	1966/2021
3	2323 Curtis St, Denver, CO 80205	2/20/2025	\$2,560,000	12,280	\$208.47	1965
4	700 E 24th Ave, Denver, CO 80205	6/1/2023	\$3,153,116	10,324	\$305.42	1958
5	2444 Washington St, Denver, CO 80205	6/21/2023	\$2,600,000	9,848	\$264.01	1880
6	2347-2353 Curtis St, Denver, CO 80205	2/20/2025	\$2,560,000	8,000	\$320.00	1960
7	1660 17th St, Denver CO 80202*	3/27/2025	\$3,400,000	7,804	\$435.67	1910/1983

*Part of a 4-Condo Sale

AVERAGES:

PURCHASE PRICE
\$3,131,874

PRICE / SF
\$324.72

FINANCIAL ANALYSIS

INCOME & EXPENSES

Effective Gross Income:	\$227,504
Total Expenses (Property Tax):	\$56,000
Net Operating Income:	\$171,504

Option for an either full or partial owner-user opportunity with both tenants willing to stay or vacate upon sale. Call Broker for more details: Teal Hagan (720) 984-0419.

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INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$2,850,000
Total Units:	2
Price Per Unit:	\$1,425,000
Total Rentable SF:	9,065
Price Per SF:	\$314.40

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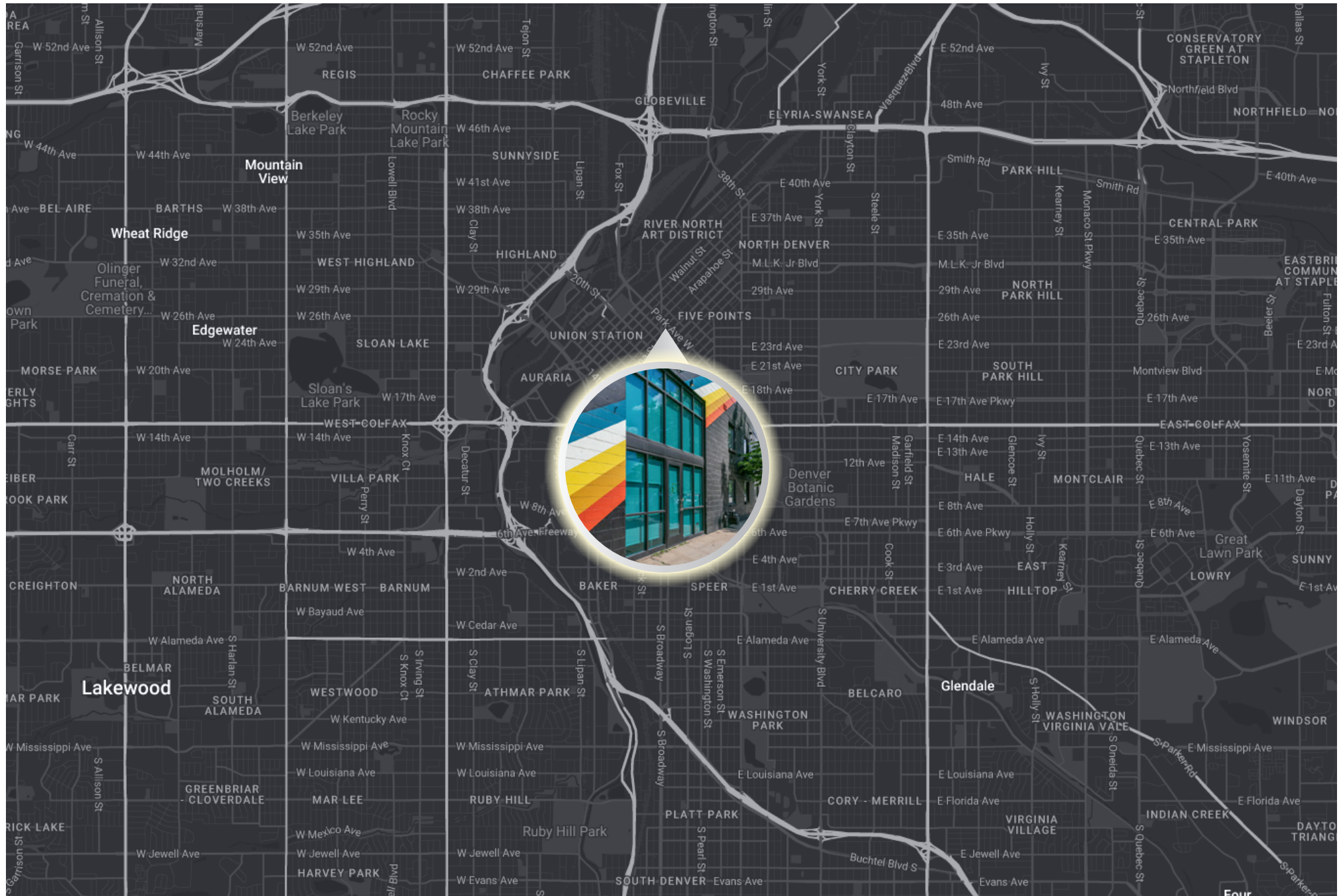
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AREA OVERVIEW

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LOCATION MAP



LOCATION HIGHLIGHTS

- Arapahoe Square District with proximity to Downtown and RiNo commercial and restaurants
- Long-term development potential with 12+ Arapahoe Square Zoning
- Quick, easy access to Broadway, Park Ave I-25, I-70, RTD and Light Rail

WALK SCORE



Walk Score

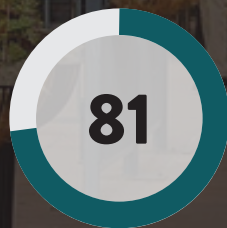


Walker's Paradise

Daily errands do not require a car



Transit Score



Excellent Transit

Transit is convenient for most trips



Bike Score



Biker's Paradise

Flat as a pancake, excellent bike lanes



LIFE IN DOWNTOWN DENVER: FIVE POINTS NEIGHBORHOOD

39.75478 ° N -104.9781 ° W

DOWNTOWN DENVER CURRENTLY RANKED ONE OF THE BEST PLACES TO LIVE IN THE COUNTRY

Once known as the “Harlem of the West”, Five Points is one of Denver’s oldest and most diverse neighborhoods. Before turning into the residential hotspot it is today, Five Points was filled with warehouses and art studios. Now comprising of the three micro-neighborhoods, Ballpark, Curtis Park, and the River North (RiNo) District, many property owners have turned their attention to Five Points. Home to some of Denver’s most enticing and exciting food, the neighborhood is surely becoming one of the “hip” places to live in Metro Denver.

With ongoing development bringing improved sidewalks, additional bike lanes, and a new park to the district, Five Points has indeed attracted an influx of residents. Although Five Points has become much more residential in the past decade, the neighborhood still puts an emphasis on its prominent business and art districts. Today, historic Five Points’ vibrancy lives on in a fascinating fusion of old and new. Visitors can stop in at innovative coffeehouses and craft breweries, visit museums telling stories from the past, experience live music from all genres at independent music venues, or eat at beloved soul food and barbecue institutions. One thing is for certain in Five Points: no matter which block you explore, there is a story to tell.

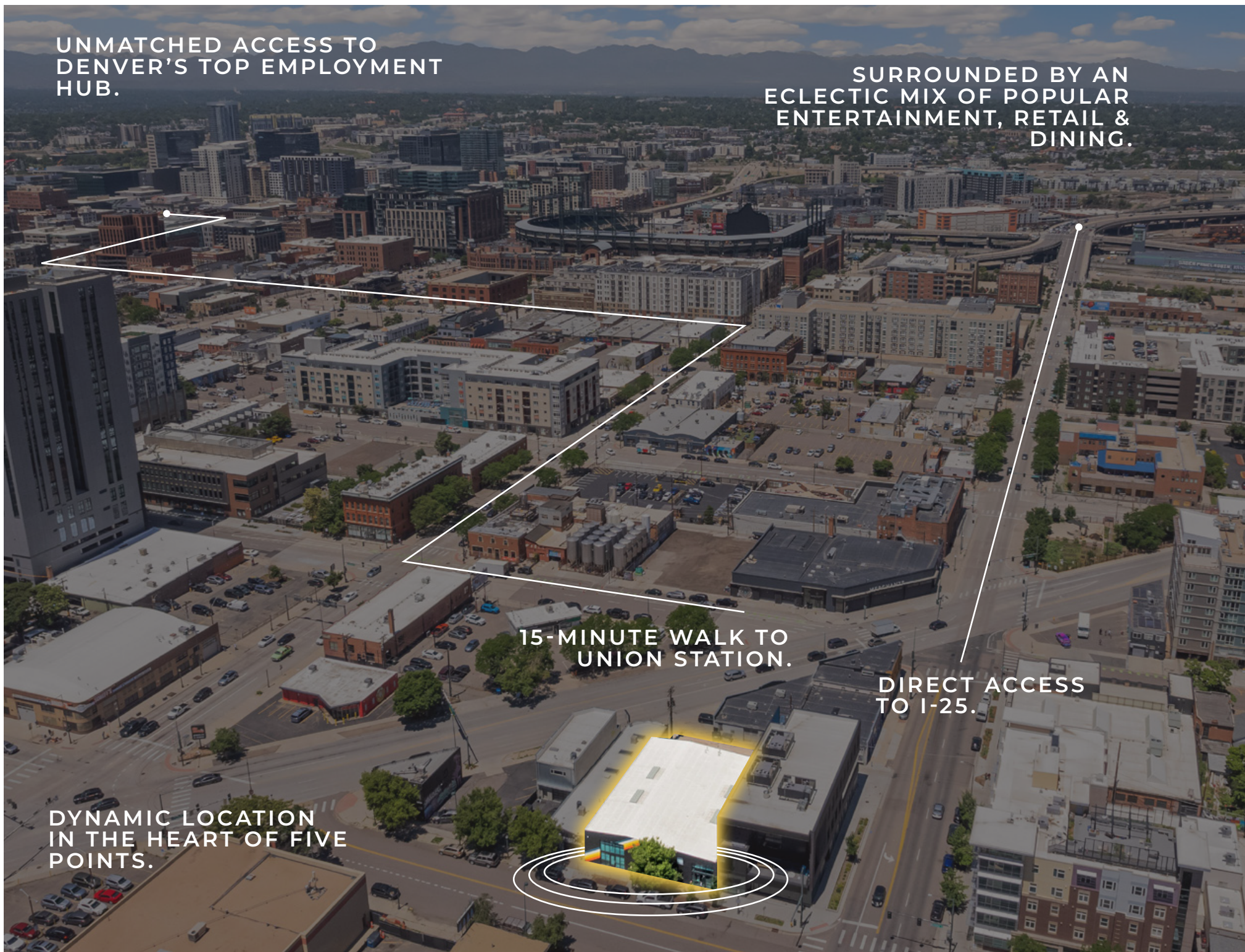
UNMATCHED ACCESS TO
DENVER'S TOP EMPLOYMENT
HUB.

SURROUNDED BY AN
ECLECTIC MIX OF POPULAR
ENTERTAINMENT, RETAIL &
DINING.

15-MINUTE WALK TO
UNION STATION.

DIRECT ACCESS
TO I-25.

DYNAMIC LOCATION
IN THE HEART OF FIVE
POINTS.



DENVER NEIGHBORHOODS

FIVE POINTS

Five Points is one of Denver's most historic and culturally rich neighborhoods, often referred to as the "Harlem of the West" due to its deep ties to the city's African American community and jazz music history.

Established in the late 1800s, Five Points quickly became a thriving cultural hub, attracting a diverse population and becoming home to a vibrant jazz scene in the mid-20th century. Legends like Billie Holiday, Duke Ellington, and Louis Armstrong graced the stages of the neighborhood's iconic clubs, leaving a lasting legacy that still resonates today. The history of Five Points is woven into the fabric of Denver, and recent revitalization efforts are bringing renewed energy to this storied community.

Living in Five Points offers a dynamic blend of historic charm and modern urban life. The neighborhood's tree-lined streets are home to a mix of historic Victorian houses, modern townhomes, and sleek apartment complexes, making it an appealing option for a diverse range of residents. Five Points is known for its walkability, with trendy coffee shops, art galleries, restaurants, and breweries all within easy reach. Larimer Street, one of the neighborhood's main thoroughfares, connects Five Points to the nearby RiNo Art District, offering even more options for dining, entertainment, and nightlife.

Cultural attractions are at the heart of Five Points. The Black American West Museum and Heritage Center tells the often-overlooked stories of African American

pioneers, while the Blair-Caldwell African American Research Library serves as a vital community resource and cultural hub. The neighborhood also hosts the annual Five Points Jazz Festival, a lively event that draws crowds from across the city to celebrate the neighborhood's musical heritage with live performances, food vendors, and local artisans.

Five Points is also in the midst of significant development and revitalization, with new businesses, parks, and public spaces enhancing the area's appeal. While the neighborhood retains much of its historical character, new developments are transforming once-industrial areas into vibrant mixed-use spaces that cater to the growing population. The light rail runs directly through Five Points, making it easy for residents to commute to downtown Denver and other parts of the city.

As it continues to evolve, Five Points remains a neighborhood that honors its rich past while embracing change. Its blend of historic significance, cultural vibrancy, and urban convenience makes it one of Denver's most unique and sought-after communities. Whether you're drawn to its storied history, artistic flair, or central location, Five Points offers a distinct urban experience with a deep sense of community and culture.

TRAFFIC COUNTS

Collection Street	Cross Street	Cars/Day	Distance
Broadway	Champa St S	18,032	0.01 mi
Champa St	Broadway SW	9,520	0.01 mi
22nd St	Champa St NW	7,359	0.04 mi
Champa St	21st St SW	5,574	0.05 mi
Broadway	Champa St N	26,795	0.05 mi
Champa St	21st St SW	5,581	0.06 mi
Curtis St	21st St SW	3,962	0.06 mi
Curtis St	21st St SW	4,000	0.06 mi
Champa St	23rd St NE	5,768	0.08 mi
Stout St	21st St SW	4,257	0.08 mi

DEMOGRAPHICS

TYPE	1 MILE	3 MILES
Population	49,525	234,513
# of Households	30,252	121,311
Median Age	37.2	36.8
Median HH Income	\$85,351	\$77,680
Daytime Employees	125,393	254,053

RETAIL/AREA MAP



LOCAL ECONOMY

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DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER COLORADO

2025 ECONOMIC OVERVIEW

Denver's commercial real estate market is set for a positive outlook in 2025, bolstered by a low retail availability rate, minimal new construction, and a resilient consumer base. While concerns over economic softness and slower population growth linger, retail and industrial sectors are performing well, with industrial remaining a standout due to strong demand from e-commerce and logistics.

Construction activity remains subdued, with most new projects being freestanding build-to-suits. Retail inventory has grown slowly, helping restore balance in the market. The outlook for multifamily and retail is also favorable, though both sectors face some vulnerabilities. In the office market, vacancy rates are beginning to moderate in some areas.

Key trends for 2025 include increased office leasing without significant rent reductions, stabilized construction costs as inflation cools, and continued downtown revitalization. Owner-user building purchases are expected to rise, and the industrial sector is poised for continued strength. Despite challenges like climate change concerns and interest rate uncertainty, opportunities in affordable housing and public-private partnerships present significant growth potential.

DENVER DEVELOPMENT



In Downtown Denver, recent completed or currently under construction development projects include the 16th Street Mall reconstruction, the Larimer Bridge replacement with streetscaping improvements, the Downtown Rail Reconstruction Project focusing on key intersections, and various bicycle connection projects like the 15th Street Bicycle Connection and Bannock Street Bikeway. Future projects to expand the downtown area include a 55-acre mixed use development plan using the parking lots around Ball Arena, a 62-acre master-planned mixed-use community known as the River Mile, and other developments including more than 1,000 hotel rooms, 5,000 residential units, 2.5 million square feet of office space, and a large condominium development.

16th Street Mall Project: A major ongoing project to revitalize the 16th Street Mall with improved infrastructure and pedestrian experience.

Downtown Rail Reconstruction: RTD's project to reconstruct light rail tracks and infrastructure at key downtown intersections, with phase one recently finished.

KSE-Ball Arena Redevelopment: The 55-acre KSE-Ball Arena project proposes between 10 to 12 million square feet of mixed-use, office, retail, and residential space. The project will replace existing land currently used as parking lots and will better connect Ball Arena to Lower Downtown Denver, Auraria Campus, and the future River Mile development.

The River Mile: A new, urban mixed-use neighborhood to be built along a one-mile stretch of the South Platte River between Speer Blvd and Auraria Pkwy. Adjacent to two transit stations and the birthplace of the city, the plan calls for a bike and pedestrian-oriented public realm, new waterfront parks and public spaces, and the continued restoration of the South Platte River.

Downtown Development Authority (DDA) Expansion: The DDA will be expanded to include the Central Business District, Union Station, and part of North Capitol Hill. The expansion is expected to make over \$500 million available for investment in 2025. The DDA will use public investments to create a thriving downtown and accelerate economic growth.

16TH STREET MALL



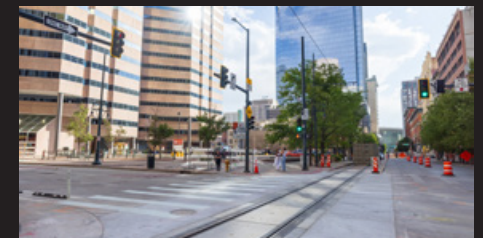
RIVER MILE



KSE-BALL ARENA



RTD LIGHT RAIL

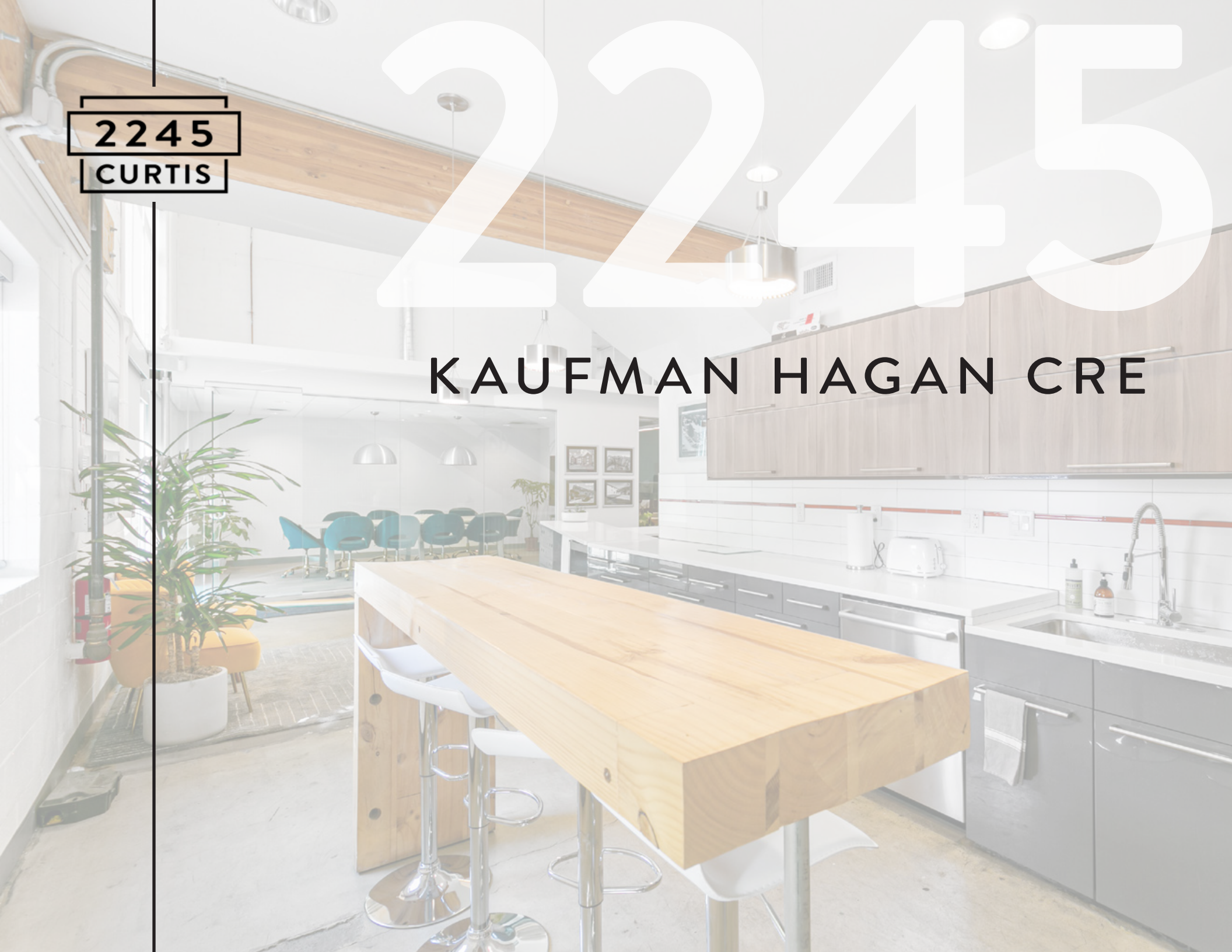


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KAUFMAN HAGAN CRE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**ERIN
FRIBERG**
DIRECTOR OF OPERATIONS



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**AMANDA
WEAVER**
BROKER



**LOUIS
PASSARELLO**
JUNIOR BROKER



**DREW
MADAYAG**
JUNIOR BROKER

► **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

► **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

► **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

► **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

► **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

► **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker at Kaufman Hagan Commercial Real Estate, bringing over a decade of investment real estate expertise to her role. She has successfully sourced hundreds of value-add assets, as well as infill and multi-family land for development.

Currently, Teal specializes in entitled and raw land for new commercial development and multifamily projects. Throughout her career, she has overseen transactions totaling over \$500 million in real estate across Colorado.

When she's not navigating the real estate landscape, Teal enjoys hiking and traveling with her husband, daughter, and their two dogs.



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