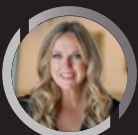


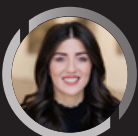
**Ideal for Corporate Stays & Executive Use**

- Fully built-out commercial kitchen with hood, bar, and sink – rare find for a furnished executive suite
- High-end modern finishes – polished wood floors, 12-foot ceilings, exquisite counter tops
- Turnkey space with furniture included – move-in ready, ideal for flex-term users
- Private suite with shared conference room and patio access – additional hosting and meeting space available
- Located in Denver's iconic and historic Clock Tower—offering boutique office space in the heart of downtown
- Walking distance to restaurants, hotels, and public transit – perfect for visiting executives and corporate teams
- Boutique, secure downtown space – ideal for mid-term furnished stays or remote HQ setup



**AMANDA WEAVER**

Broker  
951.551.2772  
amanda@khcommercial.com



**TEAL HAGAN**

Principal + Employing Broker  
720.984.0419  
thagan@khcommercial.com

Historic Landmark | Modern Amenities | Fully Furnished  
**THE CLOCK TOWER | 12TH FLOOR**  
1601 ARAPAHOE ST #12, DENVER, CO 80202



**1,408 SF**

12TH FLOOR GLA

**2024**

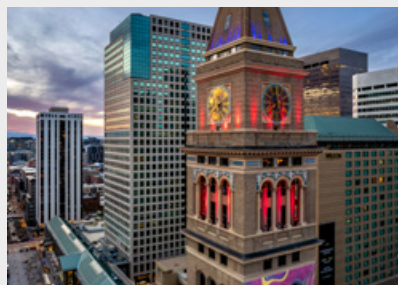
RENOVATION

**5 Years**

LEASE TERM

**\$5,500/Mo.**

FULL SERVICE LEASE RATE



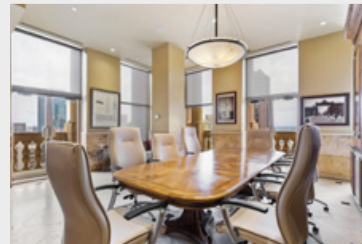
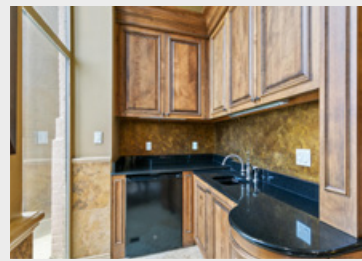








**SHARED CONFERENCE ROOM - FLOOR #14**



# THE CLOCK TOWER

1601 ARAPAHOE ST #12  
DENVER, CO 80202

## Lease Details

AVAILABLE SPACE:	12TH FLOOR
Gross Rentable Area:	1,408 SF
Lease Rate:	\$5,500/Mo.
Service Type:	Full Service
Lease Term:	5 Years
Lease Type:	Direct

## Suite & Community Amenities

- Private bedroom & dedicated office space
- Full modern kitchen with high-end appliances
- Updated bathroom with shower and stylish fixtures
- In-unit climate control for year-round comfort
- Skyline and mountain views from every window
- Conference room on the 14th floor for meetings and events
- Heated Floors
- Secure building access with elevator service
- Walking access to coworking spaces, banks, and fitness centers
- Seasonal downtown activations, events, and public art installations
- Adjacent to 16th Street Mall improvements: wider sidewalks, patios & seating



# CENTRAL BUSINESS DISTRICT, DENVER

39.7449° N, 104.9943° W

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

Downtown Denver (officially called Central Business District or CBD) is the commercial core of Denver. Here, you'll find some of the city's best dining, shopping, arts, and culture. This urban hub has a distinct "downtown" feel yet balances a professional and casual vibe, as shiny skyscrapers stand side-by-side with historic brick buildings and pedestrians ranging from businesspeople to tourists alike. Enjoy wandering and window shopping on 16th Street, a pedestrian shopping center finalized in the early 1980s that transformed downtown from just a business center to a place to hang after work (though its nightlife is still much sleepier than neighboring Union Station). While traffic and parking are predictably arduous, the well-serviced public transit options make up for it. A smaller residential population marries the skyscraper-laden downtown, but those that call it home experience history, convenience, and the thrill of downtown living. What really draws people here is the fact that there's so much to do. From some of Denver's biggest cultural venues to an improving dining scene to shopping at Denver Pavilions to easily accessible public transportation and bike lanes, CBD is where you live when you want to be in the center of the action.

 **WALK SCORE** **96**

 **BIKE SCORE** **92**

 **TRANSIT SCORE** **88**



## Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	48,305	141,052	236,431
ANNUAL POP. GROWTH	2.6%	1.5%	0.9%
# OF HOUSEHOLDS	29,343	80,021	124,942
AVG HH INCOME	\$111,829	\$111,657	\$113,414

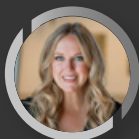
## Location Highlights

- Located on revitalized 16th Street in the heart of Downtown Denver
- Surrounded by top dining, retail, and entertainment options
- Steps from RTD light rail, bus lines, and Union Station connections
- Near Independence Plaza and 16th & Arapahoe public parking garage
- High foot traffic from tourists, professionals, and downtown events

## Traffic Counts 2025

COLLECTION STREET	CROSS STREET	VPD
Arapahoe St	16th St SW	7,574
Lawrence St	16th St SW	5,419
17th St	Arapahoe St SE	16,278
15th St	Lawrence St NW	10,530
17th St	Larimer St NW	5,218
Larimer St	17th St NE	9,641
Champa St	17th St NE	16,204
Curtis St	14th St SW	3,942





## AMANDA WEAVER

Broker

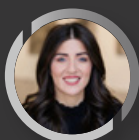
951.551.2772

amanda@khcommercial.com

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.



## TEAL HAGAN

Principal + Employing Broker

720.984.0419

thagan@khcommercial.com

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.

## Retail/Area Map



## KAUFMAN HAGAN

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

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 it's 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.

