

# 2100

N DOWNING STREET

FOR SALE/LEASE



**PRESENTED BY:**

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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.

<b>SALES PRICE</b>	<del>\$5,700,000</del> <b>\$4,900,000</b> <b>\$284/SF</b>
<b>LEASE RATE</b>	\$16.00-\$22.00/RSF
<b>OPEX - INCL. UTILITIES (EST. 2023)</b>	\$11.61/RSF
<b>AVAILABLE SPACE</b>	5,534 - 17,225 Square Feet
<b>BUILDING SIZE</b>	17,225 Square Feet
<b>LOT SIZE</b>	21,811 Square Feet
<b>PROPERTY TYPE</b>	Free-Standing Office
<b>STORIES</b>	Two + Lower Level
<b>YEAR BUILT</b>	1950 (Renovated in 2018)
<b>ZONING</b>	U-MX-3
<b>NEIGHBORHOOD</b>	City Park West
<b>PARKING</b>	26 Off-Street Spaces

# INTERIOR PHOTOS





[CLICK HERE FOR SLIDE SHOW](#)

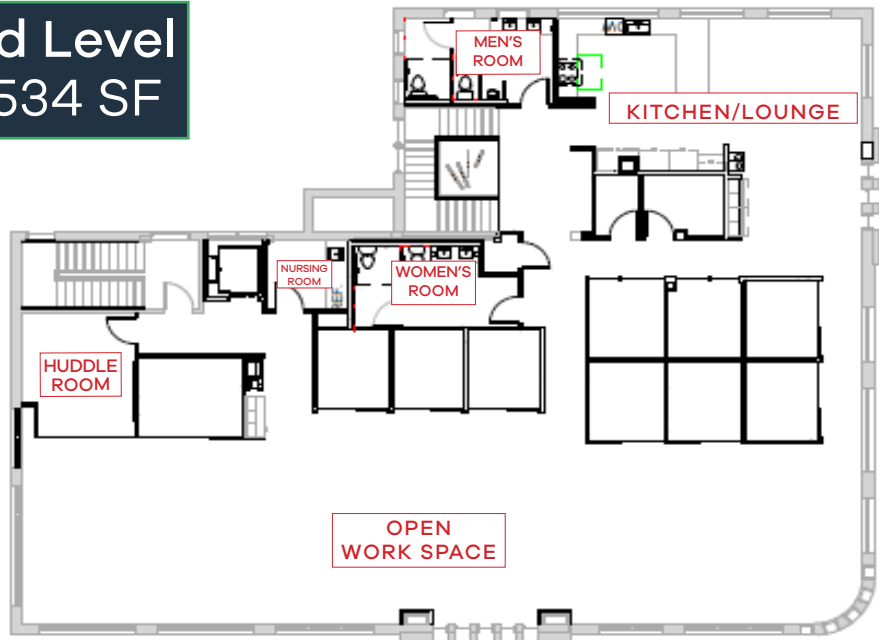


# EXTERIOR PHOTOS

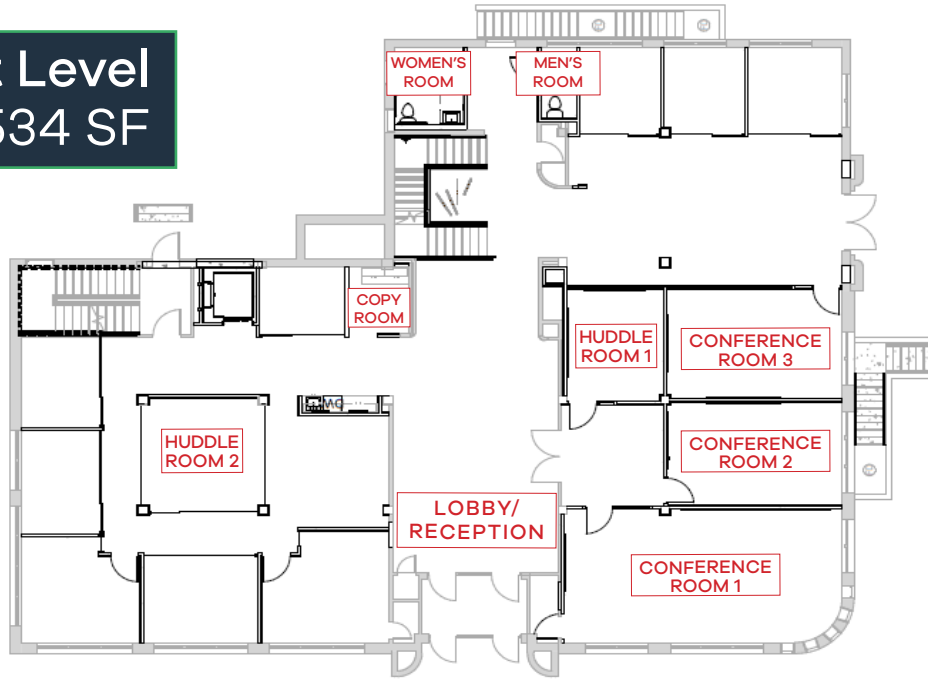


FLOOR PLANS & AVAILABILITY

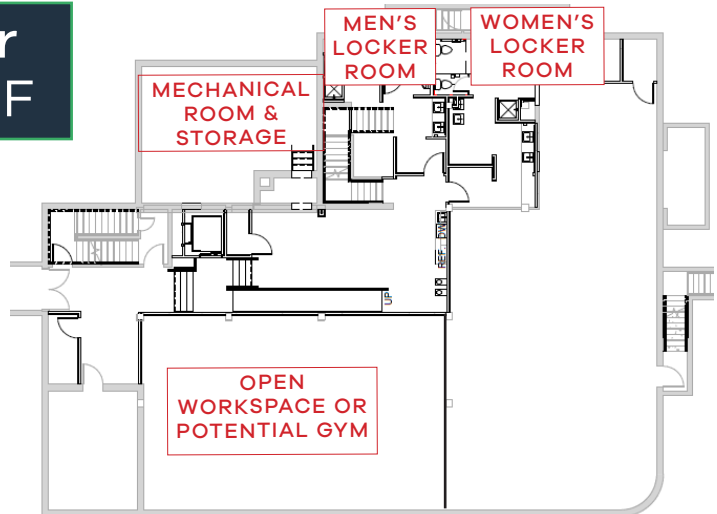
2nd Level  
5,534 SF



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

<b>Bike Score</b>	94 'Biker's Paradise'
<b>Walk Score</b>	91 'Walker's Paradise'
<b>Transit Score</b>	56 'Good Transit'

## AREA DEMOGRAPHICS

<b>POPULATION (2023)</b>	1 mi	40,953
	2 mi	133,040
	3 mi	480,668

<b>AVG. HOUSEHOLD INCOME (2023)</b>	1 mi	\$91,628
	2 mi	\$103,126
	3 mi	\$108,462

<b>DAYTIME EMPLOYEES</b>	1 mi	66,924
	2 mi	180,991
	3 mi	248,075

<b>DAYTIME BUSINESSES</b>	1 mi	6,589
	2 mi	16,058
	3 mi	23,917

## DAILY TRAFFIC COUNTS

DOWNING ST/E 22ND AVE (N) 13,195

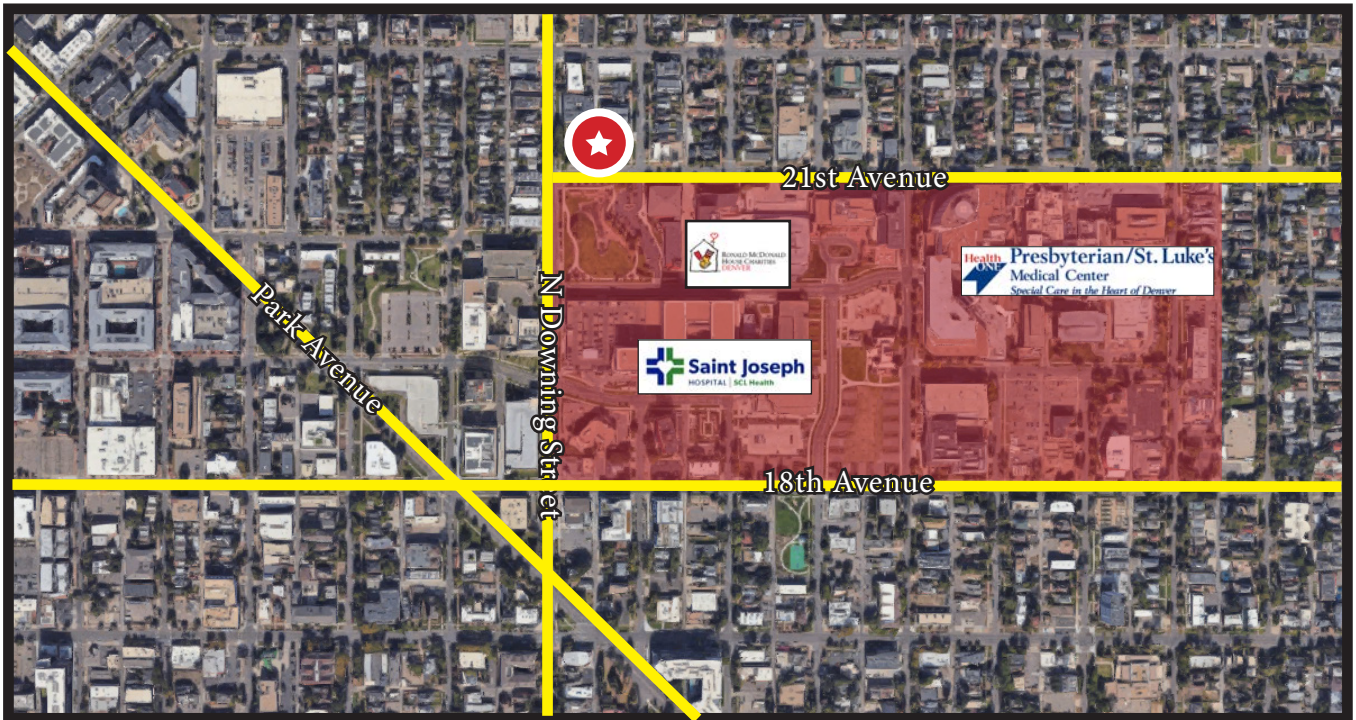
DOWNING ST/E 19TH AVE 13,659

# 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

Listing Broker and Seller make no representation or warranties as to the accuracy of any information provided with this data - including, but not limited to: square footage, bathrooms, lot size, owner's association (OA) information, parking, taxes or any other data that is provided for informational purposes only. Buyer and/or Buyer's Broker to verify all information. OA fees must be verified with the OA and are subject to change All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) , Property Owner(s) nor Kentwood Real Estate/Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

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