

FOR LEASE DOWNTOWN OFFICE BUILDING

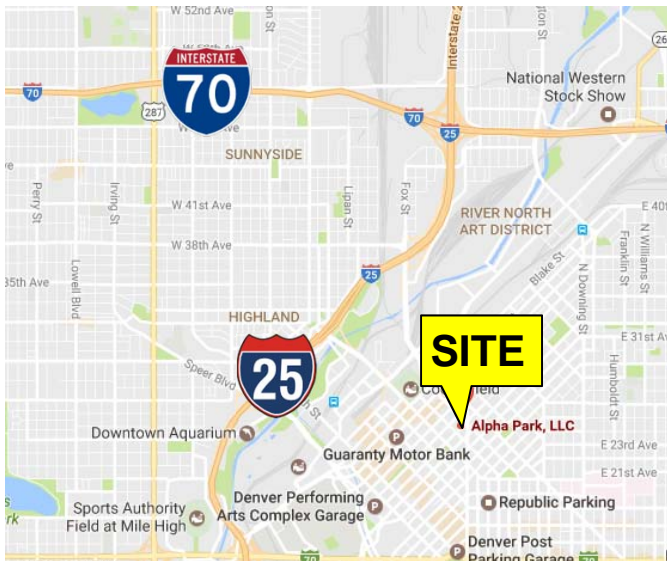
**1,995 SF OFFICE BUILDING
LOCATED IN ARAPAHOE SQUARE**



SPECIAL FEATURES:

- Freestanding building
- Close to several amenities
- Located Downtown Denver
- Walk to Union Station and several light rail stops
- Easy freeway access
- Two – story updated office building
- Exclusive office suite
- Three traditional offices
- Conference room
- Kitchenette
- Reception area
- Basement storage
- Two bath
- Large balcony with Coors Field views

2139 CURTIS STREET, DENVER, CO 80205



Available SF:	1,995 SF
Zoning:	8A-AS (Arapahoe Square)
Site Size:	3,134 SF
Parking:	6 off street
YOC:	1904
Taxes:	\$8,889.44 (2015)
Lease Rate:	\$16.00/SF NNN



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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EXECUTIVE OFFICE SUITE



TRADITIONAL OFFICES



RECEPTION DESK



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