

# FOR SALE

## Office/Residential Redevelopment Site in Arapahoe Square



2131, 2139 & 2165 CURTIS STREET, DENVER, CO 80205

**Total Site Size:** 28,201 SF  
**Zoning:** D-AS-20+ & D-AS-12+  
(Arapahoe Square)  
**Sale Price:** \$6,995,000

### Parcel 2: 2139 Curtis Street

**Site Size:** 3,134 SF  
**Building Size:** 1,995 + Basement  
(Office Building)  
**YOC:** 1904

### Parcel 1: 2165 Curtis Street (Warehouse Building)

**Site Size:** 18,800 SF  
**Building Size:** 12,512 SF + Mezzanine  
**YOC:** 1947  
**Loading:** 3 Drive-in's  
**Loading Clearance:** 16'

#### Parcel 1 Special Features:

- New roof
- New HVAC (100% Warehouse)
- New Lighting
- New Restrooms
- New Fixtures

- New Paint / Carpet
- New Kitchen Area
- Sealed Floors (with Basketball Court)
- Locker / Gym Area
- Lounge Area
- Bar Area (2 Bars)
- Private Offices

#### Parcel 2 Special Features:

- Kitchenette
- Two Bath
- Freestanding Building
- Walk to Union Station
- Easy Freeway Access
- Exclusive Office Suite
- Three Traditional Offices
- Two Story Updated Building
- Reception Area
- Large Balcony w/ Coors Field Views
- Basement Storage

### Parcel 3: 2131 Curtis Street

**Site Size:** 6,267 SF  
**Current Parking Lot:** Approx. 30 spaces

## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

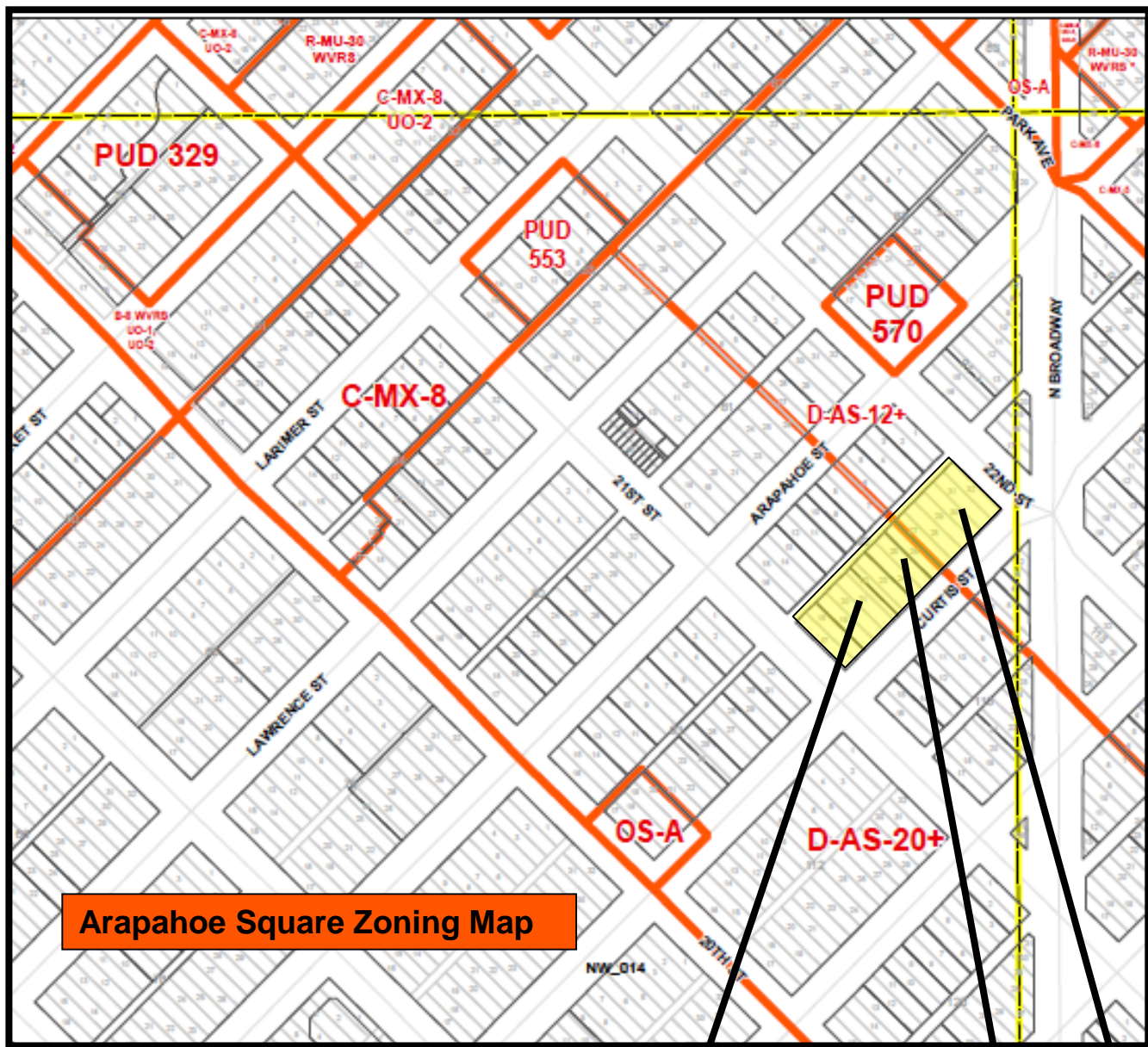
**Scott Patterson**  
scott@ringsbyrealty.com  
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



FOR SALE

# Office/Residential Redevelopment Site in Arapahoe Square



**Arapahoe Square Zoning Map**

2131 Curtis

2139 Curtis

2165 Curtis

Learn More About the Arapahoe Square Design Standards at [www.denvergov.org](http://www.denvergov.org) on the Community Planning and Development Page

## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

**Alex Ringsby, SIOR**  
[alex@ringsbyrealty.com](mailto:alex@ringsbyrealty.com)  
(303) 892-0120

**Scott Patterson**  
[scott@ringsbyrealty.com](mailto:scott@ringsbyrealty.com)  
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



**FOR SALE**

# Office/Residential Redevelopment Site in Arapahoe Square



## Current Redevelopment Projects Arapahoe Square:

1. **Kenect Denver** – 34 stories with 441 residential units along with office and retail space.
2. **Buell Public Media Center (PBS)** - mixed-use office/performance facility, the Buell Public Media Center is planned for the corner of 21st and Arapahoe.
3. **Alexan 20th Street Station** – 12 stories and 354 apartment units.
4. **Alexan Arapahoe Square** – 13 stories and 355 apartment units.
5. **21st and Welton St.** – 18 stories and 329 apartment units.
6. **Champa Flats** – 13 stories and 169 apartment units.
7. **Renaissance Downtown Lofts** – 6 stories and 101 apartment units.
8. **600 Park Ave.** – 13 stories and 238 apartment units.



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**



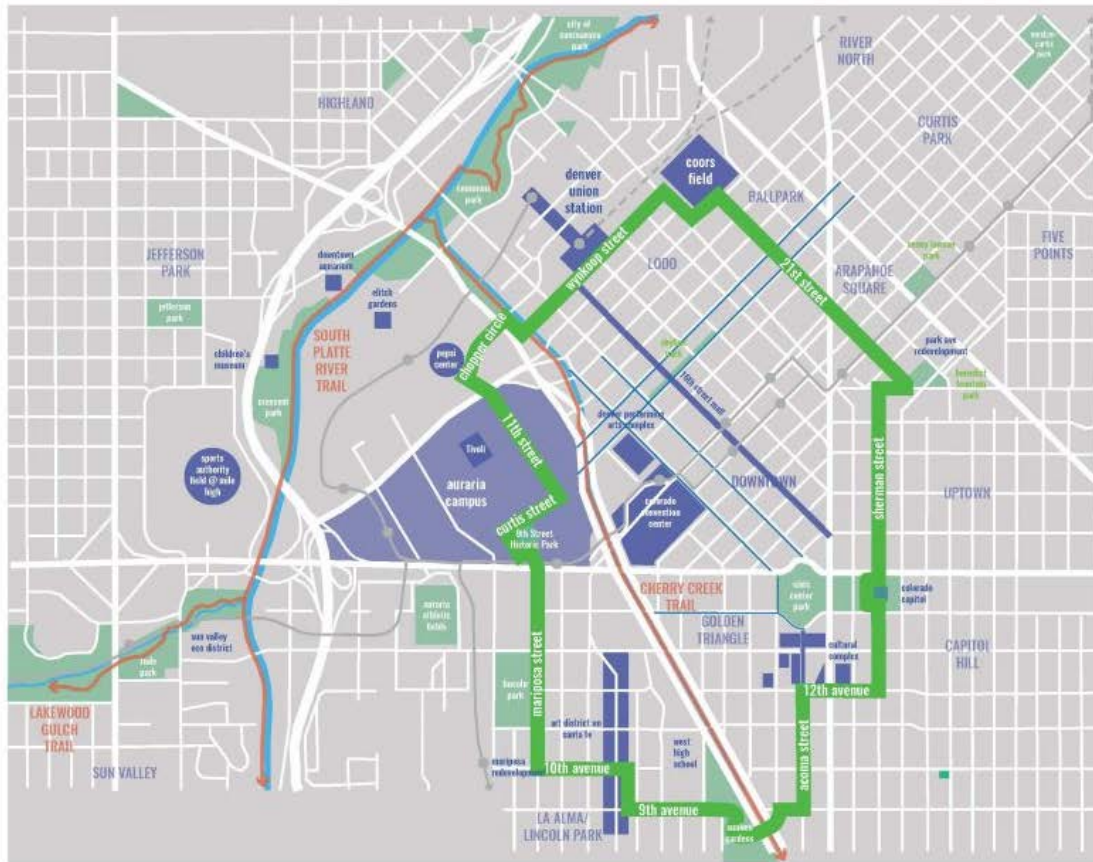
**RINGSBY REALTY CORPORATION**  
 1336 Glenarm Place | Suite 200 | Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

**Alex Ringsby, SIOR**  
[alex@ringsbyrealty.com](mailto:alex@ringsbyrealty.com)  
 (303) 892-0120

**Scott Patterson**  
[scott@ringsbyrealty.com](mailto:scott@ringsbyrealty.com)  
 (303) 892-0121

FOR SALE

## Office/Residential Redevelopment Site in Arapahoe Square

**5280 LOOP**LINKING NEIGHBORHOODS,  
CONNECTING PEOPLE5280 LOOP CONCEPTUAL ROUTE  
JANUARY, 2018

- conceptual route
- off-street trails
- protected bike lanes
- landmarks/destinations
- parks

Downtown  
Denver  
Partnership

#5280LOOP | 5280LOOP.COM

The 5.280-mile-long Loop will facilitate unique character zones for each neighborhood by showcasing local culture, iconic features, architecture and history with elements of a linear park providing community gathering and green spaces.

The Downtown Denver Partnership is leading efforts to create The 5280 Loop, a bold, visionary project that will transform how the public right-of-way is used in Downtown Denver.

The Loop will link neighborhoods and connect people by reimagining underutilized streets into the essential Downtown experience uniting urban life with Colorado's outdoor culture. This effort builds on the visionary ideas and goals identified in numerous city and neighborhood plans to reimagine and repurpose our shared public spaces.

As a dedicated urban trail, the 5280 Loop will create a safe and stimulating route for the center city's rapidly growing population of residents, employees and visitors, encouraging them to use active modes of transportation while engaging in Downtown's cultural and civic facilities and open spaces. More than a trail, it will add open space to Downtown and provide a safe and beautiful place to actively recreate and engage with the Downtown neighborhoods, cultural amenities and more. "The 5280 Loop is poised to connect Downtown's unique and diverse amenities, while creating a powerful sense of place within the vibrant mixed-use neighborhoods in the center city," says Tami Door, president and CEO of the Downtown Denver Partnership. "This bold, visionary project will be a game changer for the center city."

## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

**Scott Patterson**  
scott@ringsbyrealty.com  
(303) 892-0121