

# Live / Work Office Space for Sale or Lease

2000 ARAPAHOE STREET #1, DENVER, CO 80205

**PRICE REDUCED!**



## Overview

Hoff & Leigh is proud to present this live / work office space for lease or sale, at the corner of Arapahoe and 20th. This office condo is complete with high ceilings, private rooms/offices, full kitchen, 3 bathrooms with showers, a steam room, and a conference room. This versatile and creative space offers the perfect blend of comfort and functionality for professionals looking for an environment to both work and live in. There is also one deeded parking spot and plenty of street parking. Reach out to us today for a private tour!

4,905 SF x \$11.00 SF/YR (\$4,496.25/mo) + \$5.63 SF/YR NNN (\$2301.27/mo) = \$6,797.51/mo

## Highlights

- Live/Work Space
- Parking Space Included
- High Ceilings
- Full Kitchen
- 3 Bathrooms with Showers
- Washer/Dryer in the Unit
- Steam Room

## Property Details

### Sales Price

- \$1,103,625 (~\$225/SF)
- \$995,000 (~\$203/SF)

### Building Size

- 4,905 SF

### Property Tax

- \$6,576.24/YR

### Lease Rate

- \$20.00 SF/YR
- \$11.00 SF/YR
- (+\$5.63 SF/YR NNN)

### Space Available

- 4,905 SF

### OA Costs

- \$1,802.02/Month

Rev: April 14, 2026

### Our Network Is Your Edge



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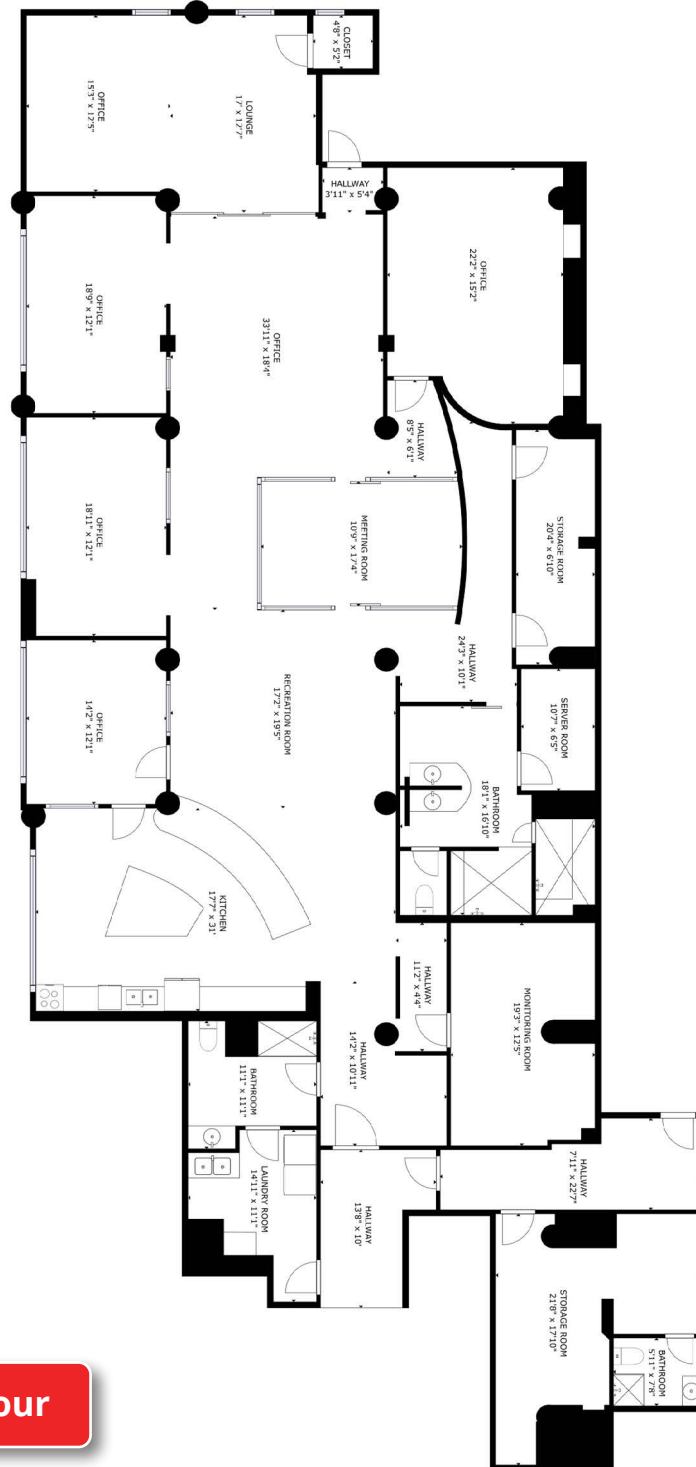
### Brandon Langiewicz, SIOR

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[Explore Virtual Tour](#)

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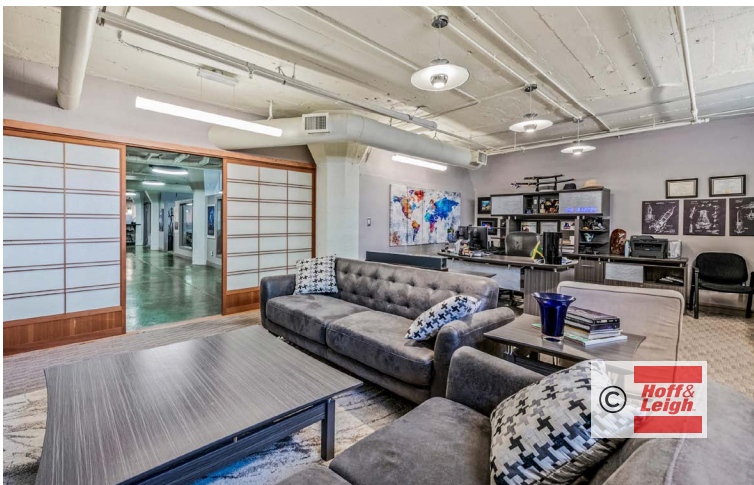
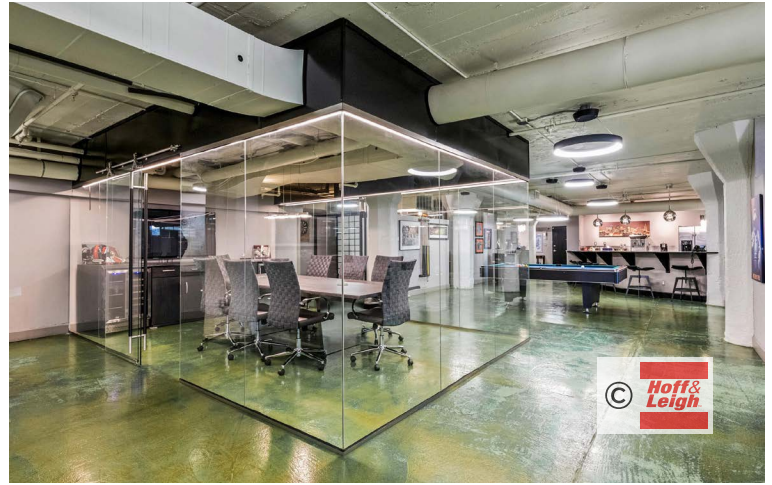
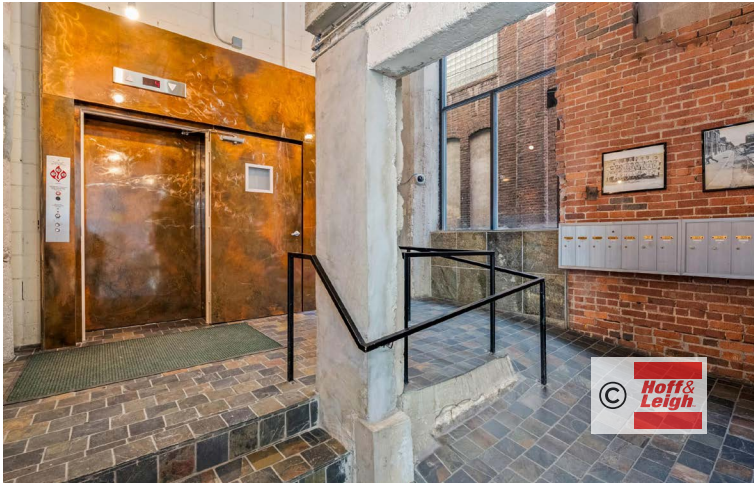
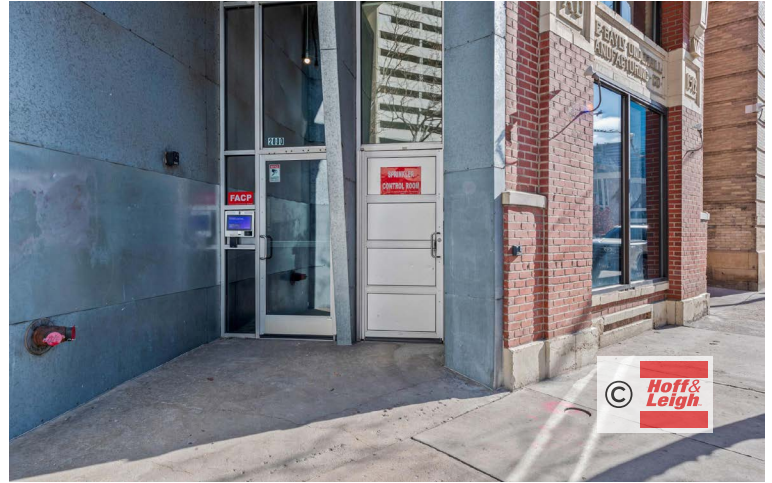


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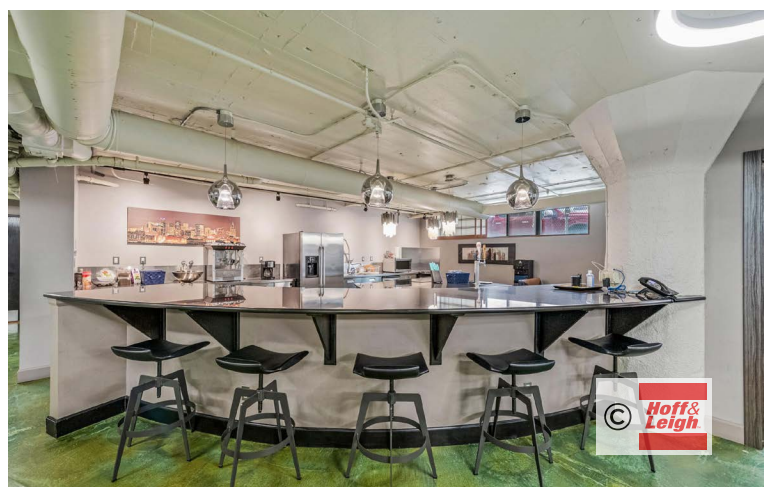
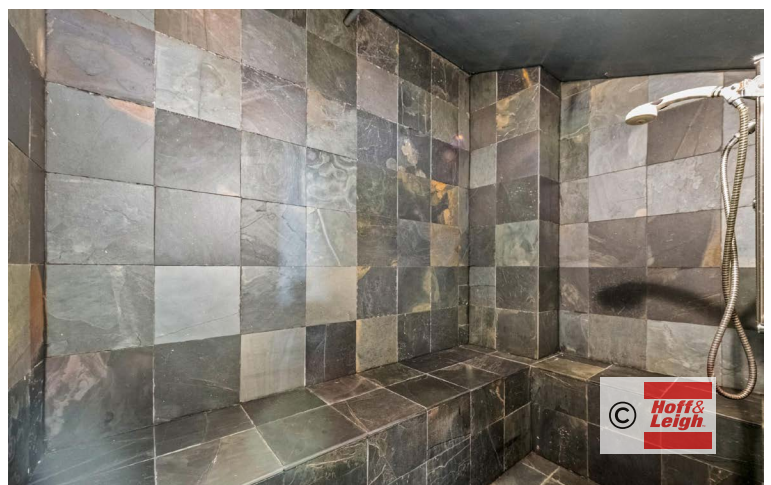
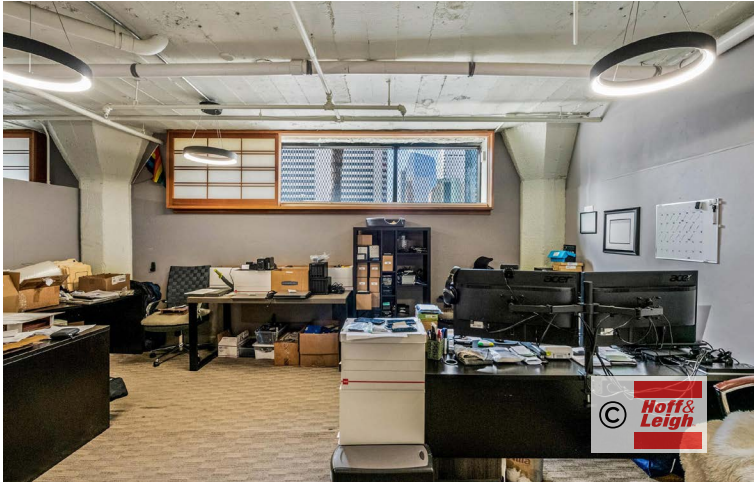
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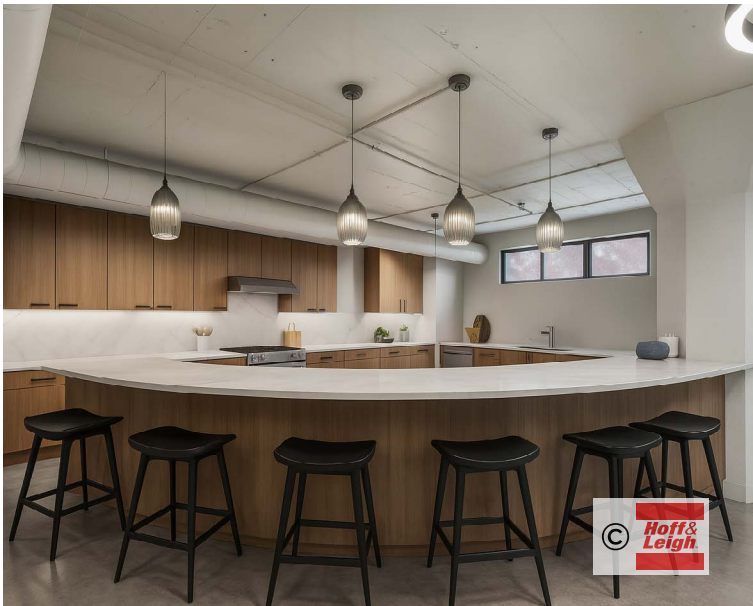
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## Residential Renderings



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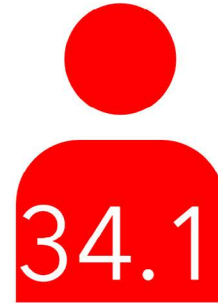
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## DEMOGRAPHICS



237,808  
Population



34.1  
Median Age



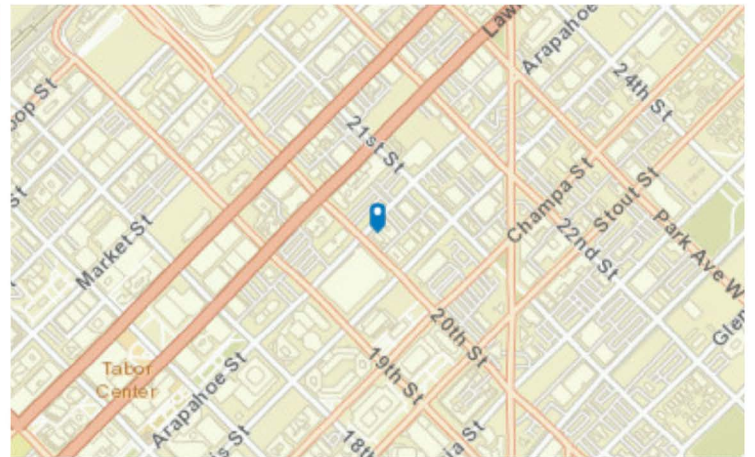
1.8  
Average  
Household Size



\$98,229  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Arapahoe St	20,371	0.0
Arapahoe St	13,000	0.0
Wazee St	14,788	0.0
20th St	5,868	0.1
20th St	6,154	0.1



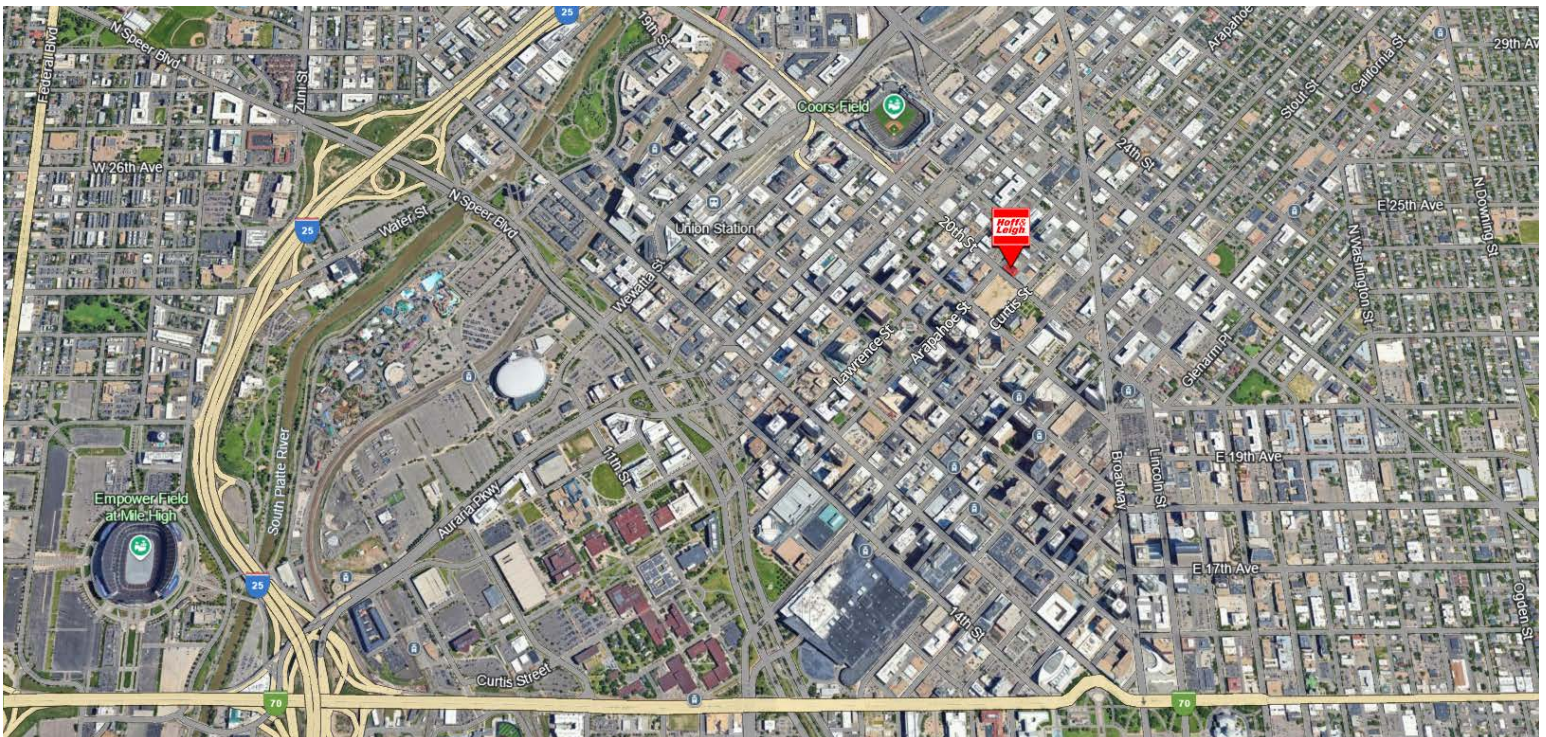
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