

Property Overview & Highlights

Built in 1962, 2245 Curtis underwent a high-end, custom renovation in 2015, resulting in high-end updated, modern aesthetics. The building features open lofted mezzanine spaces, double-height ceilings, skylights, and large windows. 2245 Curtis also offers collaborative workspaces, glass offices, ample storage options, and hoteling rooms with showers in each suite. Situated in the Arapahoe Square District, tenants enjoy an ideal location close to Downtown amenities and the vibrant RiNo commercial and restaurant area.

Suite 200 is available for lease with a range of rental rates from \$23–\$26 per square foot. This suite has a variety of uses including office, retail, flex, or special-purpose space, offering adaptability for a broad range of tenant needs.

- Modern, fully-remodeled office building with unique architectural design
- Double-height ceilings, skylights, open lofted mezzanine spaces
- Built in 1962, high-end renovation in 2015

Year Built/Renovated	1962 2015
# Buildings/# Stories	1 2
Construction	Concrete Block
Roof Type	Pitched Metal
Rentable SF	4,153 SF
Lot Size	9,401 SF
Parking	Rear Parking Lot
Heating/AC	Furnace/Central Air
Water/Sewer	Metered with 2243 Curtis
Zoning	D-AS-12+

Suite 200 Available for Lease

2245 CURTIS STREET DENVER, CO 80205



4,153 SF

— SUITE 200 GLA —

2,547 SF

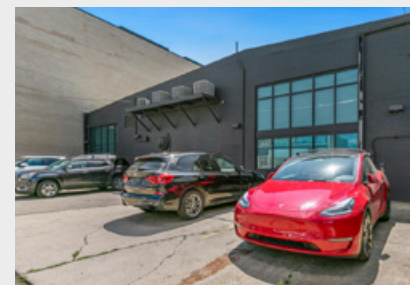
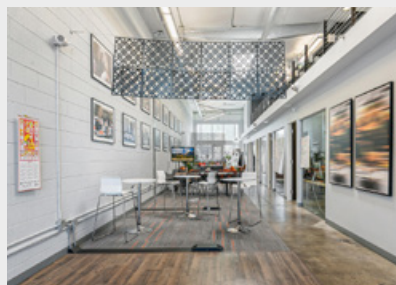
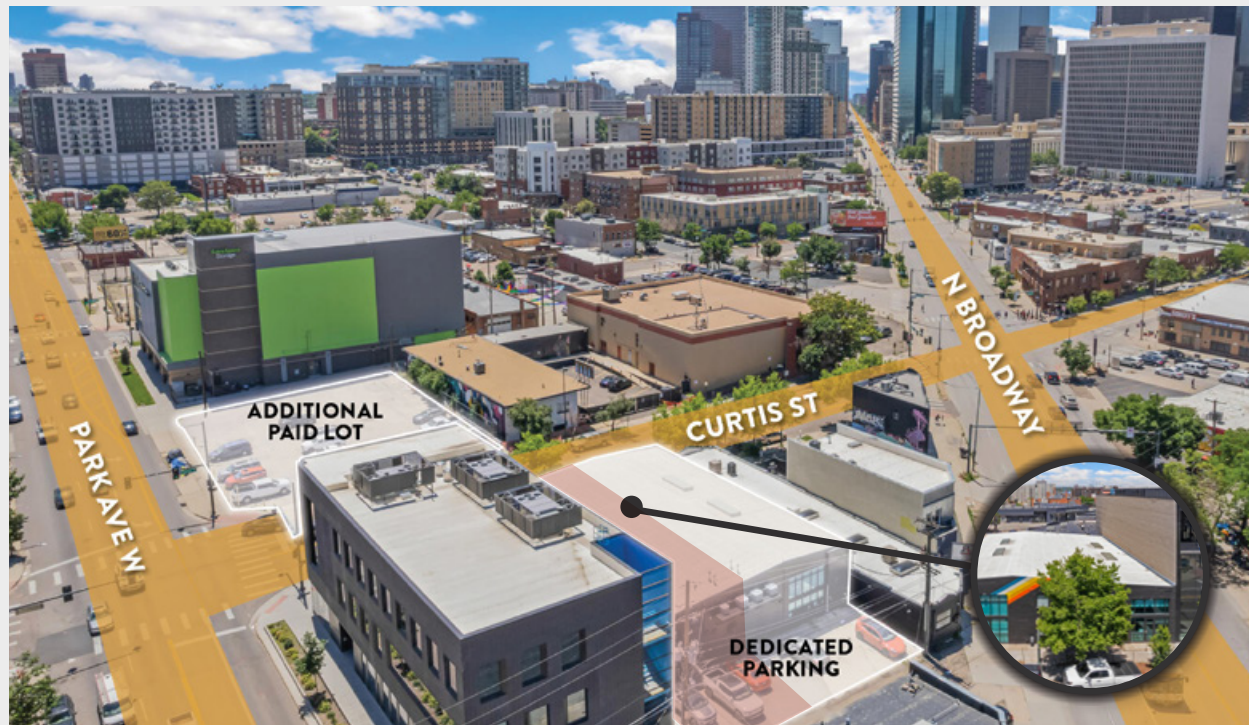
— GROUND FLOOR —

1,237 SF

— MEZZANINE —

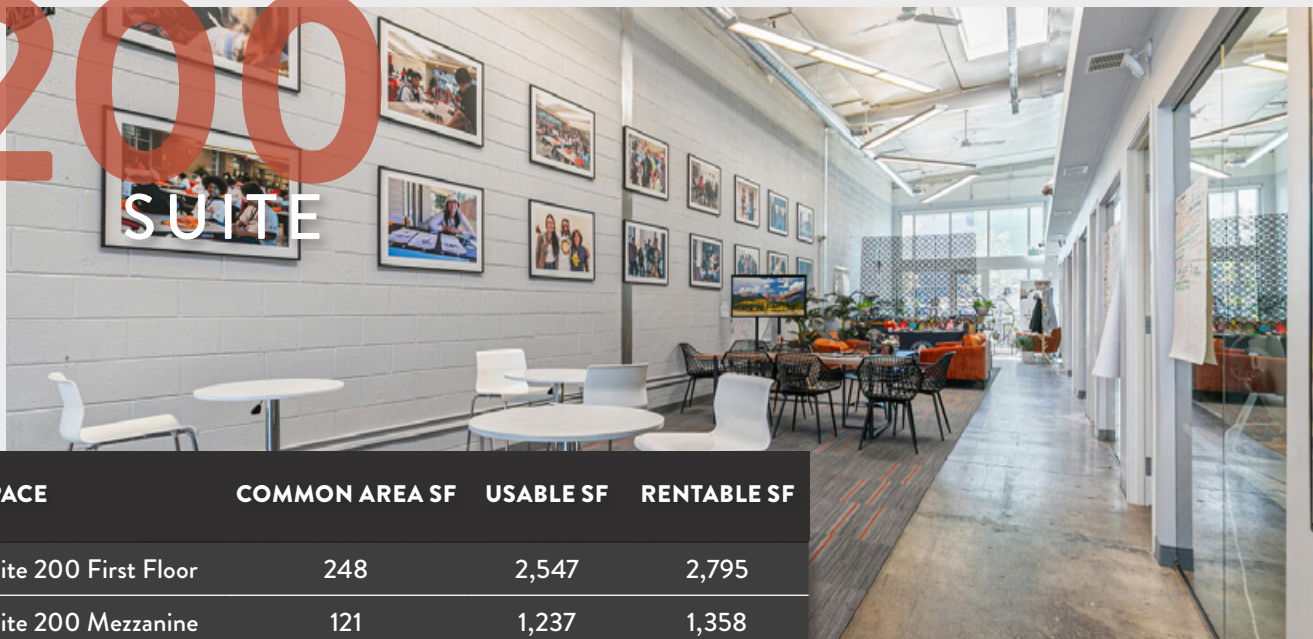
2015

— RENOVATION —



200

SUITE



SPACE	COMMON AREA SF	USABLE SF	RENTABLE SF
Suite 200 First Floor	248	2,547	2,795
Suite 200 Mezzanine	121	1,237	1,358
Total Suite 200	369	3,784	4,153

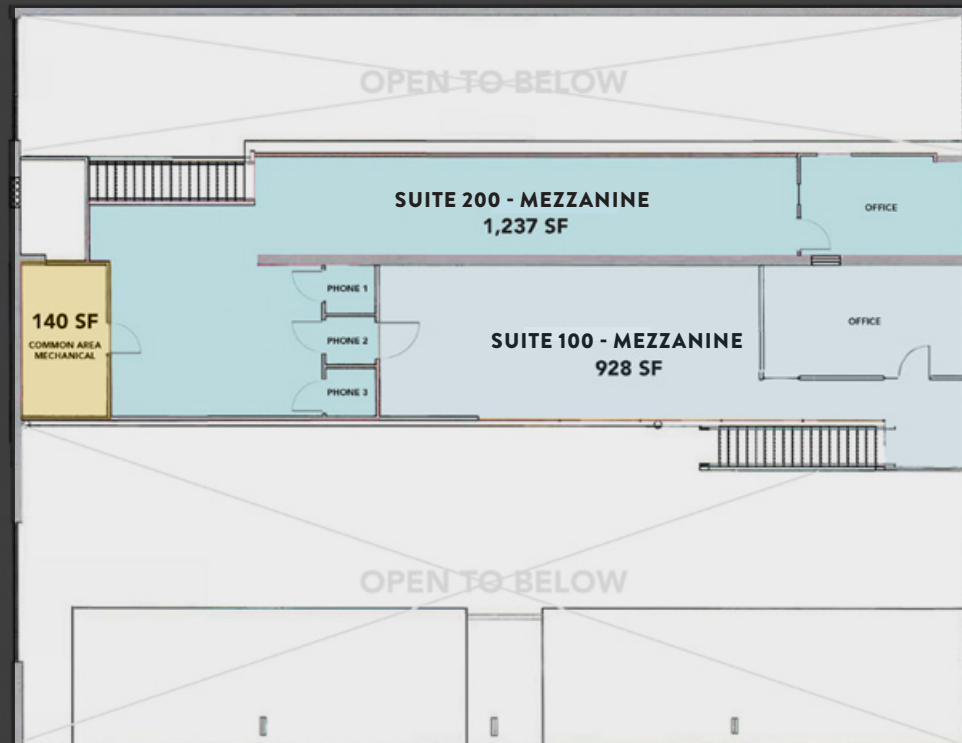
Lease Analysis - Suite 200

Lease Type	Direct
Usable SF	3,784
Rentable SF	4,153
Rent/SF/Yr	\$23.00-26.00
Service Type	Modified Gross
Lease Term	Negotiable
Space Use	Office, Retail, Flex, Special Purpose

FLOOR PLAN | FIRST FLOOR



FLOOR PLAN | MEZZANINE



Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	52,589	136,442	229,435
ANNUAL POP. GROWTH	2.6%	1.5%	0.9%
MEDIAN AGE	34.8	34.8	35.5
AVG HH INCOME	\$116,093	\$102,962	\$104,656

Location Highlights

- Arapahoe Square District with proximity to Downtown and RiNo commercial and restaurants
- Long-term development potential with 12+ Arapahoe Square Zoning
- Quick, easy access to Broadway, Park Ave I-25, I-70, RTD and Light Rail

Traffic Counts 2025

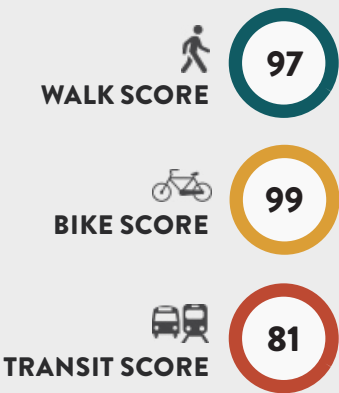
COLLECTION STREET	CROSS STREET	VPD
Curtis St	20th St NE	2,998
Curtis St	20th St SW	3,046
Broadway	Curtis St S	17,424
Arapahoe St	22nd St SW	7,142
Broadway	Lawrence St N	21,753
Champa St	23rd St NE	5,755
Park Ave West	Park Ave West SE	11,115
Broadway	Blake St N	15,820
Champa St	24th St N	7,256
Arapahoe St	Broadway SW	565

FIVE POINTS, DOWNTOWN DENVER

39.75478 ° N, -104.9781 ° W

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

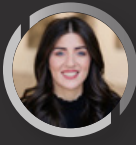
Once known as the “Harlem of the West”, Five Points is one of Denver’s oldest and most diverse neighborhoods. Before turning into the residential hotspot it is today, Five Points was filled with warehouses and art studios. Now comprising of the three micro-neighborhoods, Ballpark, Curtis Park, and the River North (RiNo) District, many property owners have turned their attention to Five Points. Home to some of Denver’s most enticing and exciting food, the neighborhood is surely becoming one of the “hip” places to live in Metro Denver.



With ongoing development bringing improved sidewalks, additional bike lanes, and a new park to the district, Five Points has indeed attracted an influx of residents. Although Five Points has become much more residential in the past decade, the neighborhood still puts an emphasis on its prominent business and art districts. Today, historic Five Points’ vibrancy lives on in a fascinating fusion of old and new.

As it continues to evolve, Five Points remains a neighborhood that honors its rich past while embracing change. Its blend of historic significance, cultural vibrancy, and urban convenience makes it one of Denver’s most unique and sought-after communities. Whether you’re drawn to its storied history, artistic flair, or central location, Five Points offers a distinct urban experience with a deep sense of community and culture.



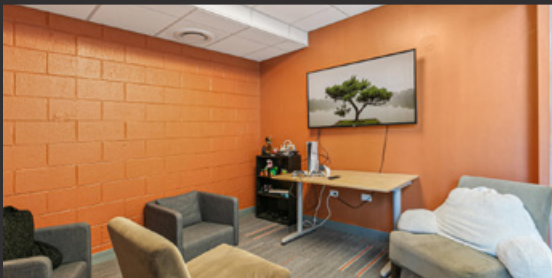


TEAL HAGAN

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.

