

For Lease

**12,512 SF**

**Freestanding Warehouse  
Prime Corner Location**



# 2131, 2139, & 2165 Curtis Street

Denver, Colorado 80205

## Property Overview

- 28,201 SF of ground on prime corner in Arapahoe Square
- Two (2) freestanding buildings; 12,512 SF warehouse with mezzanine and separate 1,995 SF office building
- Recent renovations include brand new roof, HVAC, LEED lighting, fixtures, paint & carpet, restrooms, and kitchen
- Warehouse features basketball court, climbing wall, golf simulator, new media system, and lounge/bar area
- Three (3) drive-in doors with 16' clearance, 22' barrel-roof ceilings, sealed floors, skylights, and locker/gym area
- Multiple offices, views of Coors Field, and abundant parking
- Quick, easy access to freeway via Park Ave West
- Walk Score (96), Transit Score (88), Bike Score (94)

**Lease Rates: \$24.00/SF NNN**

## Property Facts

Total Building Area:	14,507 SF
Total Lot Size:	28,201 SF
Parking:	+/-40 Spaces
Clear Height:	16'
Loading:	Three (3) Drive-Ins

For more information:

**Paul Kahn**

303 565 3034  
pkahn@shamesmakovsky.com

**Rachel Canella**

303 565 3032  
rcanella@shamesmakovsky.com

**Matthew Marcus**

303 565 3038  
mmarcus@shamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

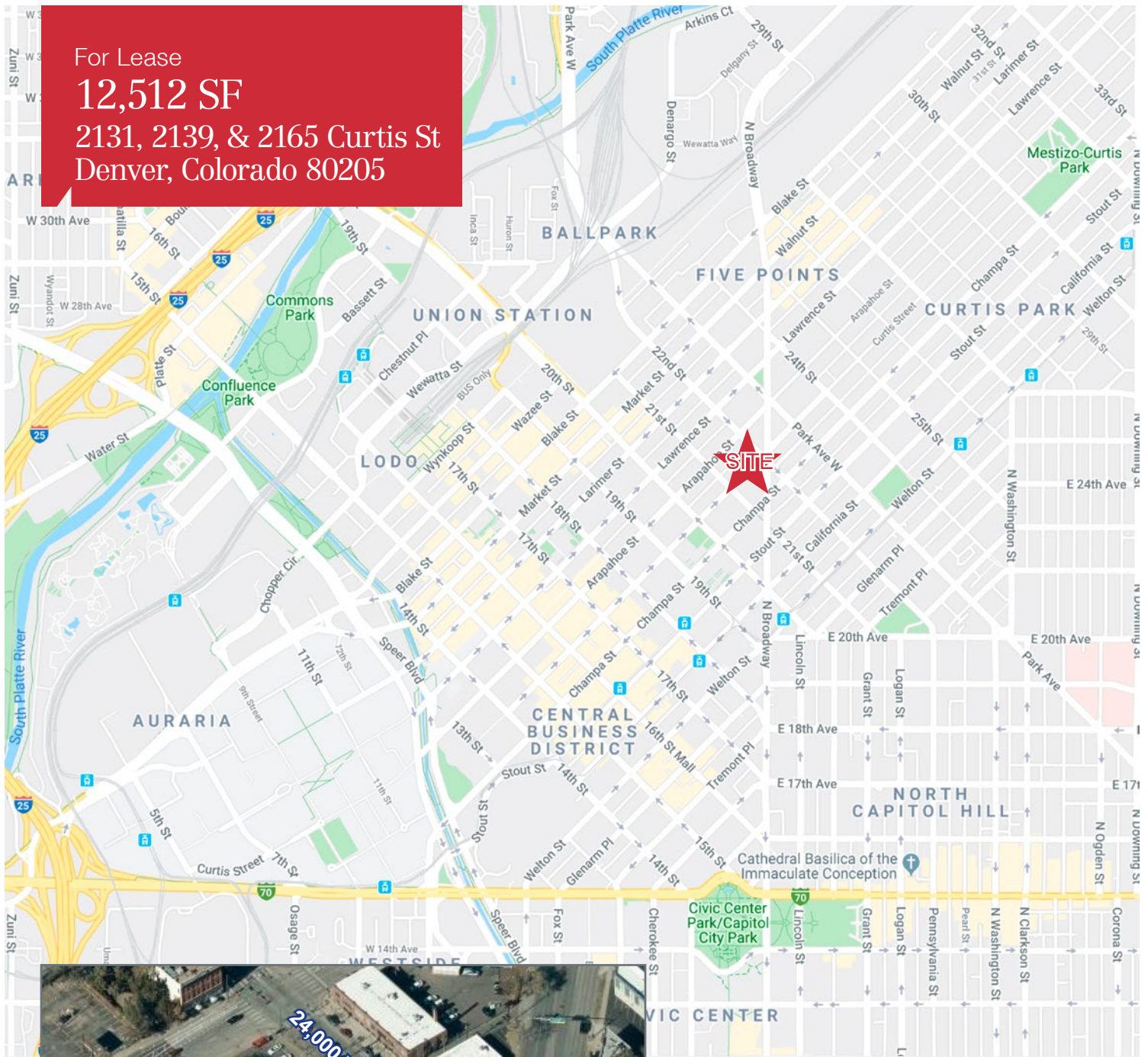
1400 Glenarm Place, Suite 100  
Denver, CO 80202  
303 534 5005

**naishamesmakovsky.com**

For Lease

12,512 SF

2131, 2139, & 2165 Curtis St  
Denver, Colorado 80205



For more information:

**Paul Kahn**

303 565 3034

pkahn@shamesmakovsky.com

**Rachel Canella**

303 565 3032

rcanella@shamesmakovsky.com

**Matthew Marcus**

303 565 3038

mmarcus@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

[naishamesmakovsky.com](http://naishamesmakovsky.com)