

cresa

DANIELS & FISCHER TOWER

1601 Arapahoe Street | Suite 10

Denver, CO 80202

For Sale | \$850,000

Investment / Owner-User





Investment Highlights

100% Leased to a local law firm

1,014

Available SF

Lease Expiration

March 31, 2026

Monthly Rent Schedule

Today - 3/31/2025: \$3,500

4/1/2025 - 3/31/2026: \$3,750

HOA

\$1,319/Month

Includes gas heat, water, trash, mail room, common area maintenance and access to the shared space on the 14th floor

Taxes

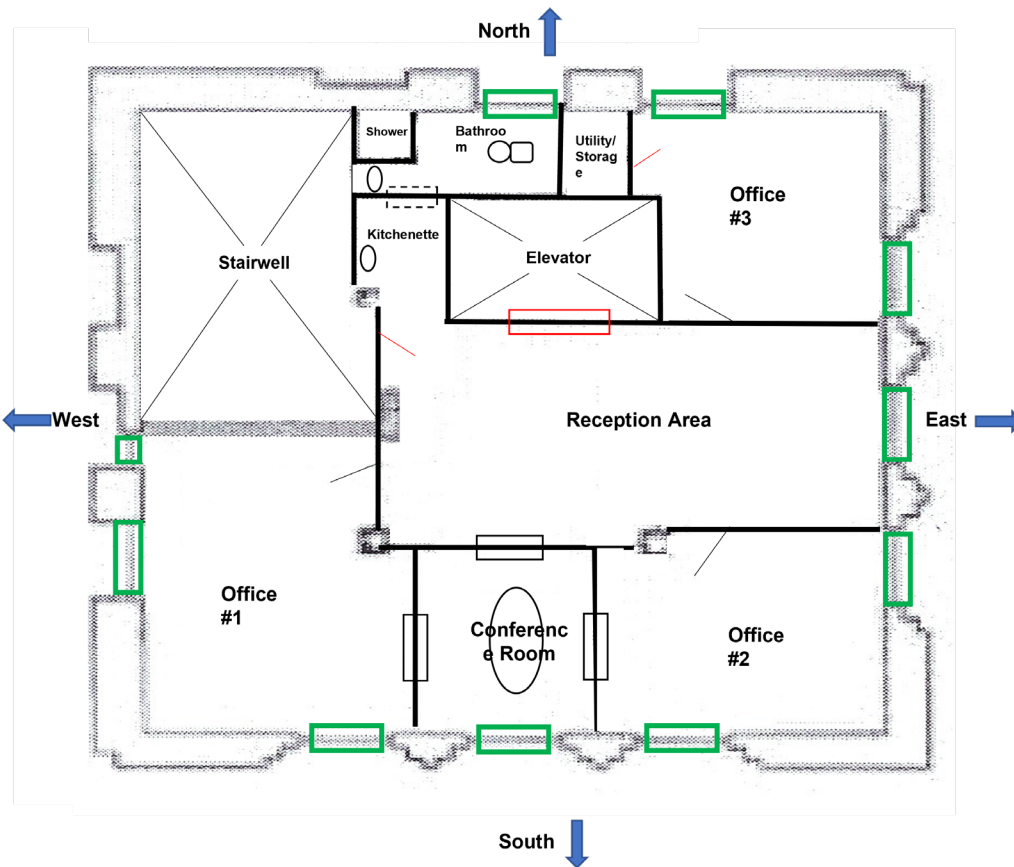
\$10,183

Renewal Option

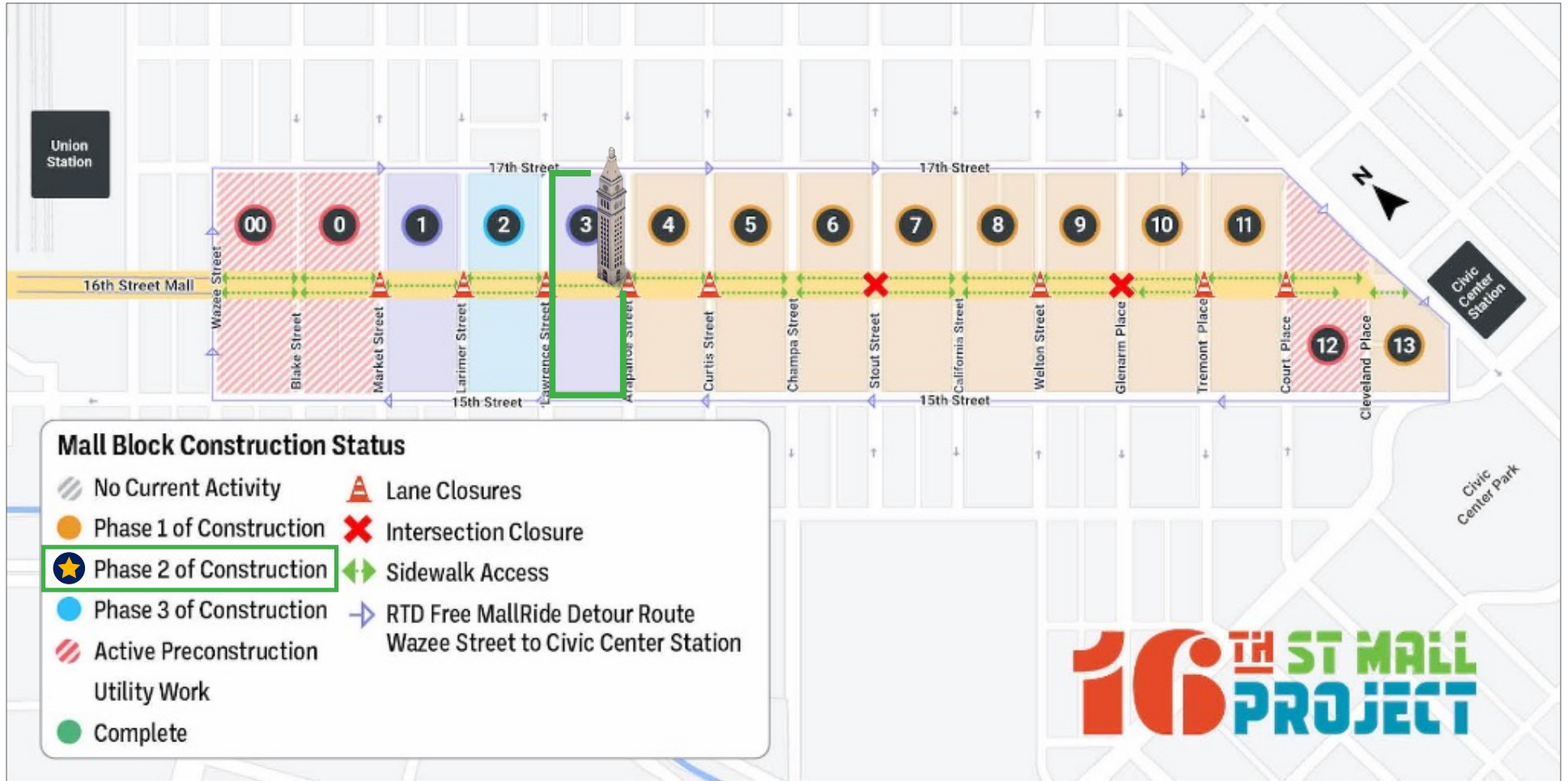
One renewal period of three years with 9 months written notice (6/30/2025) at "Market Rates"

Property Highlights

- 3 Large Offices
- Conference Room
- Kitchenette
- Private Bathroom / Shower
- Balcony
- Conferencing Facility
- Property Manager on Site



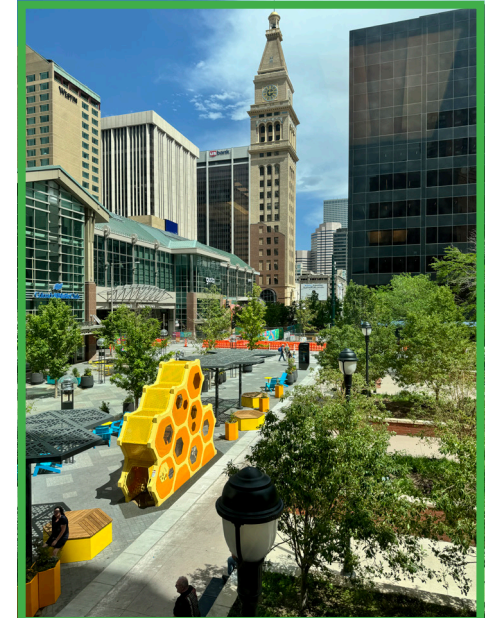
16th Street Mall Construction June 2024



16th Street Mall Construction

Block 3 | To be Completed in Fall of 2024

Photos taken June 20, 2024



Current Activities

- [Phase 2 of improvements underway](#)
- Open pedestrian areas:
 - Center transitway between Market and Larimer streets
 - Five-foot walkways provide access from center walkway to businesses either side of 16th Street.
 - Three of the four crosswalks at each intersection will remain open. Follow signage and plastic water barriers to a safe crossing location.
- **Lawrence intersection:**
 - Double, right-lane closure on Lawrence began on May 28, lasting through early-June
 - Three of the four crosswalks at each intersection will remain open. Follow signage and barriers to a safe crossing location.

Phase 1 Milestones Complete

Phase 2 Milestone Progress Update

- Demolition
- Install concrete sub-slab and granite pavers
- Install new curbs at shuttle stops

Block 3 Schedule

- Phase 1 start - July 5, 2022
- Phase 2 start - May 22, 2024
- Phase 3 start/Fences down - Summer 2024
- Complete - Fall 2024

16th Street Mall Construction

Block 4 | To be Completed in Fall of 2024

Current Activities

- [Phase 1-2 Combo \(south side only\) improvements underway](#)
- The center transitway and south sidewalk are closed
 - Full closure of south sidewalk began April 20, 2023, lasting through the spring
 - Open pedestrian areas:
 - North sidewalk between Arapahoe and Curtis streets
- **Arapahoe intersection:**
 - Double-lane closure began May 23 lasting through August. The center lane is open to traffic.
 - Three of the four crosswalks at each intersection will remain open. Follow signage and plastic water barriers, where present, to a safe crossing location.

Phase 1 Milestone Progress Update

- Preconstruction utility work complete in block
- Water and storm sewer work complete in block
- Phase 1 of Mall reconstruction underway

- Demolition **(complete)**
- Build transitway **(complete)**
- Build stratavault system **(complete)**
- Plant trees **(in progress)**
- Install pavers
- Complete intersection closure at Arapahoe **(complete)**

Phase 2 Milestone Progress Update (south side)

- Demolition **(complete)**
- Install concrete sub-slab and granite pavers
- Install new curbs at shuttle stops

Block 4 Schedule

- Phase 1 start - August 22, 2022
- Phase 2 start - South side - April 20, 2023
- Phase 2 start - North Side - Summer 2024
- Phase 3 start/Fences down - Fall 2024
- Complete - Fall 2024



Denver | Demographics



Referred to as the "Mile High City" due to its elevation of exactly one mile above sea level, Denver is a bustling metropolis nestled against the backdrop of the Rocky Mountains. Known for its vibrant cultural scene, Denver boasts a diverse array of attractions including world-class museums, art galleries, and performing arts venues. The city is a hub for outdoor enthusiasts, offering easy access to activities like hiking, skiing, and mountain biking in the nearby Rockies. Denver's economy is robust, driven by key industries such as technology, aerospace, healthcare, and finance. Its culinary scene is equally dynamic, featuring a mix of innovative restaurants, craft breweries, and food markets. The city's neighborhoods each offer a unique character, from the historic charm of Capitol Hill to the trendy vibes of RiNo (River North Art District). Denver's combination of urban sophistication and natural beauty makes it a desirable destination for both residents and visitors.

8,405

SQUARE MILES

708,948

POPULATION

74%

WORK FORCE

33.15%

BACHELOR'S DEGREE

\$620K

AVG HOME VALUE

\$122.7K

AVG HOUSEHOLD INCOME

34.9

MEDIAN AGE

40,000+

TOTAL BUSINESSES

35

COLLEGES WITHIN METRO AREA

Daniels & Fischer Tower and Skyline Park | Proposed

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