

# \$500.00 off First Month's Rent!-Beautiful Secure downto

**303-237-8855**

2020 Arapahoe Street  
Unit 820  
Denver, Colorado 80205

**Rent: \$2,295.00** **Size:** 880 SqFt

**1** Beds **1** Baths **Other**

**Deposit:** \$2,000.00 USD  
Certified Funds Only

**Application Fee:** \$75.00 USD

**Included Utilities:**

Water / Sewage / Garbage / Heat / Snow  
Removal

**Schools:** Denver Public Schools & Private

For more information:

<http://www.rentabr.com>



## Property Description

Walking distance to everything great city living has to offer!! There is no better location than in this light and airy loft in the HEART of Downtown Denver! This 8th floor unit features expansive city views of Downtown Denver as you saunter through the chic French doors of your private balcony.

The open floor-plan provides the perfect space for entertaining with easy flow from kitchen to spacious dining space and living room. This True loft has 12' ceilings with exposed duct work, solid surface countertops, and gleaming Hardwoods throughout that just add to the ambiance.

The well-equipped kitchen has updated high-end appliances and an optimal layout for any home chef. The breakfast bar adds extra seating for guests. The illumination of the upper cabinet lighting, under cabinet lighting, and the led light bar- gives the kitchen that perfect glow anytime.

A private North facing balcony is the ideal shady spot to relax and enjoy your morning coffee, the glow of the sunsets, or the sparkle of the city lights.

The entire unit has been updated with a modern feel. The larger Bedroom has plenty of space and is dark for the Zen sleep you crave. With lighting in the closet, upper-level storage above, and Full-Sized Washer & Dryer in the adjacent closet within the bedroom for convenience.

With so many updates and contemporary touches, luxury lighting & fixtures, and a reserved garage parking space-This one will go fast!!

This Modern Loft Building features magnificent industrial character with breathtaking downtown, Coors Field, and Rocky Mountain views! Large Parking Garage, Secure Access, and a great location!

It's Conveniently situated within walking distance to all the amazing restaurants, bars, shops, breweries, and art galleries both RiNo and LoDo have to offer.

Just minutes to I-25, I-70, 6th Ave for commuters.

Included with Rent: Water, Sewer, Trash, Recycling, Heat & Garage parking!

Please go to [www.rentabr.com](http://www.rentabr.com) to schedule a showing with a Showing Specialist today!

\*Advertised rental rate does not include Resident Benefit Package. This great amenity includes 24/7 access to online resident portal, SMS / text messaging availability, move-in utility concierge service, renters' insurance, resident rewards, ID Protection, furnace filter delivery service (where applicable), 24/7 emergency maintenance response, credit building, and annual walk-through inspection for renewal eligibility.



## Associated Brokers Realty, Inc.

Office Location  
151 Summer St. (map)  
#531  
Morrison, Colorado 80465

**303-237-8855**



**Move in Special:** Available Now!

### Restrictions

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**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

Pets are allowed.

**Smoking:** No Smoking

### Lease Details

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12 Months

**Section 8:** Housing Assistance Not Accepted

**Date Available:** Immediately