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Retail

Lower Downtown building sings to Breckenridge buyer

by Jennifer Francone

A Breckenridge-based buyer picked up a Lower Downtown Denver property, used as music rehearsal studio space, in a \$1.33 million deal.

Jeff Cox, under the name Monkey & the Music Box Inc., purchased the two-story building located at 2200 Larimer St. Cox, who doesn't anticipate any major changes to the building constructed in the late 1800s, will continue to keep the property as music rehearsal space.

"It's a great location and the neighborhood is really growing," Cox said of the site, just blocks from Coors Field. The

acquisition by Cox is his first in the Denver metro area. He also owns a restaurant in Breckenridge.

The building originally was constructed as a hotel and later was used as a hardware store, then a music store, before it was converted to musical rehearsal space in the 1980s, according to Northstar Commercial Partners' Brian Watson.

The 12,138-square-foot building was sold by 2200 Larimer LLC, a limited liability company created by Northstar Commercial Partners. Northstar's Watson and Natasha Felten represented the company in the disposition.▲



The 12,000-sf-plus building, currently used as music rehearsal space, sold for \$1.33 million.