



1115 BROADWAY | AVAILABLE (LEASE OR SALE)

DENVER, CO 80203 | CONFIDENTIAL OFFERING MEMORANDUM

 **SANDBERG
MONETTE**

 **PINNACLE**
REAL ESTATE ADVISORS

1115 BROADWAY

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EXECUTIVE SUMMARY

Discover a rare opportunity to own, occupy, or lease a premium office building in Denver's highly desirable Golden Triangle. Located at 1115 Broadway, this centrally positioned property was renovated in 2015 and features executive-style office suites, modern finishes, and high ceilings throughout. With prominent Broadway frontage, excellent accessibility, and 26 covered parking spaces, the building offers exceptional visibility and convenience. The flexible layout allows for owner occupancy, income-producing tenants, or lease configurations for one or two tenants. Elevate your business in one of Denver's most vibrant and sought-after neighborhoods.

PROPERTY DETAILS

BUILDING TYPE: OFFICE

BUILDING SIZE: 12,200 (ALTA)

LOT SIZE: 7,500 SF (COUNTY)

PARKING: 26 COVERED

YOC: 1940 / 2003



LOCATION OVERVIEW



1115 BROADWAY

7 MIN DRIVE TO
16TH STREET MALL

5 MIN DRIVE TO
I-25
(Via Speer & Colfax)

6 MIN DRIVE TO
I-25
(Via 6th & 8th Avenues)

10 MIN DRIVE TO CHERRY CREEK

AURARIA CAMPUS
UNIVERSITY OF COLORADO DENVER
METROPOLITAN STATE UNIVERSITY OF DENVER

COLORADO CONVENTION CENTER

16TH STREET MALL

GBD

MUSEUM DISTRICT

COLORADO STATE CAPITOL

UPTOWN

CAPITOL HILL

GOLDEN TRIANGLE CREATIVE DISTRICT

Greystar Spee Development
16-STORY 302 UNITS

SUNKEN GARDENS PARK

COLFAX & SPEER LIGHT RAIL STATION

1.0 MILES TO
10TH & OSAGE LIGHT RAIL STATION

OUTSTANDING ACCESS TO
DOWNTOWN AND GREATER
DENVER AREA

WALKER'S PARADISE
Daily errands do not require a car

GOOD TRANSIT
Many public transportation options



AREA OVERVIEW

GOLDEN TRIANGLE: DENVER'S NEXT DEVELOPMENT BOOM

The “Triangle” is the masthead of Denver—where you can explore the city’s most iconic destinations, visit one of the 16+ galleries and museums, stroll through 25,000 square feet of flowers at Civic Center Park, enjoy world-class public art, and eat, drink, and shop at dozens of eclectic, surprising locales. Speer Boulevard, Colfax Avenue, and Lincoln Street border the Triangle, outlining an impressive 45 city blocks. Here are notable developments for the Golden Triangle Neighborhood.



MISSION

To promote the Golden Triangle as an urban village through neighborhood improvements, ongoing activation, economic development and community advocacy for residents, property owners, businesses and visitors alike.

VALUES

To enhance this vibrant urban village in the civic heart of Denver. The Golden Triangle Creative District seeks to blend world-class cultural experiences, engaged residents and eclectic businesses in a thriving mosaic of creativity, connectivity, livability and workability.

PROPERTY OVERVIEW

LIST PRICE: \$2,409,000

CURRENT SUITES	15
YOC/RENOVATED	1940/2003
BUILDING SIZE	12,200 (ALTA) + PARKING GARAGE
LOT SIZE	7,500 SF (COUNTY)
PARKING	26 COVERED (CS)

PROPERTY HIGHLIGHTS

- Easily customizable floor plans with high ceilings
- Rare covered parking garage
- Excellent Broadway location within Golden Triangle
- Recently Renovated
- Excellent natural light with multiple added skylights



LEASE OVERVIEW

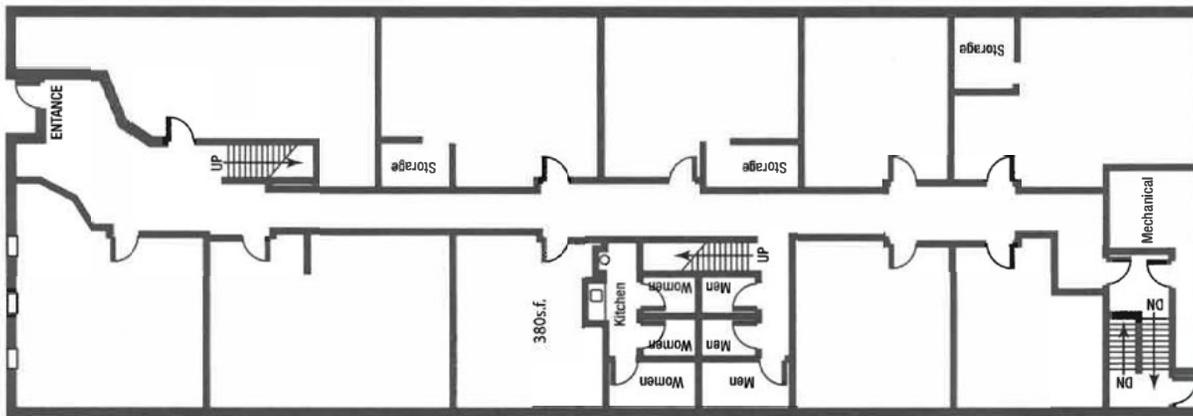
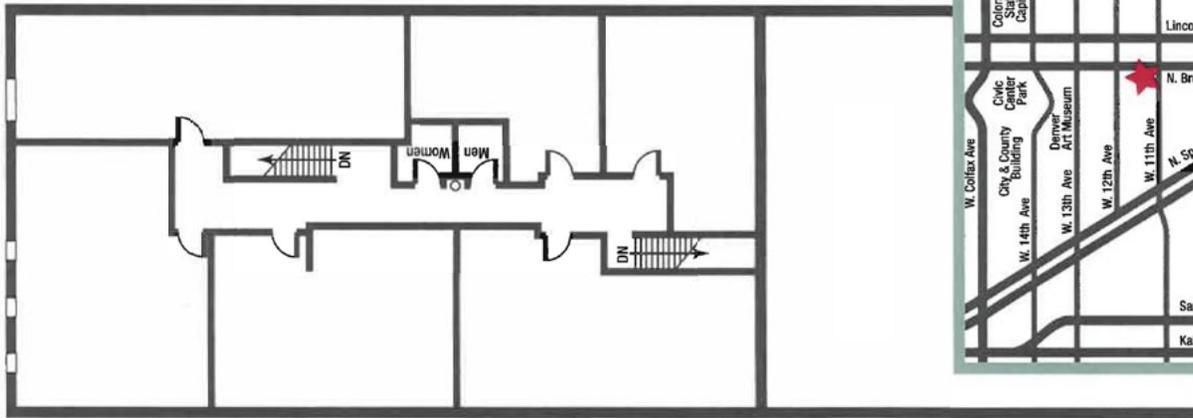
Flexible office space available at 1115 Broadway in the heart of Denver, offering suites ranging from 6,000 SF to 12,200 SF under a NNN lease structure. The building provides strong visibility and excellent access to downtown, major transit routes, and surrounding amenities. Covered parking is available for \$150 per month, a valuable convenience in this central corridor.

LEASE PRICE: \$18.00 – 19.00 / SF NNN

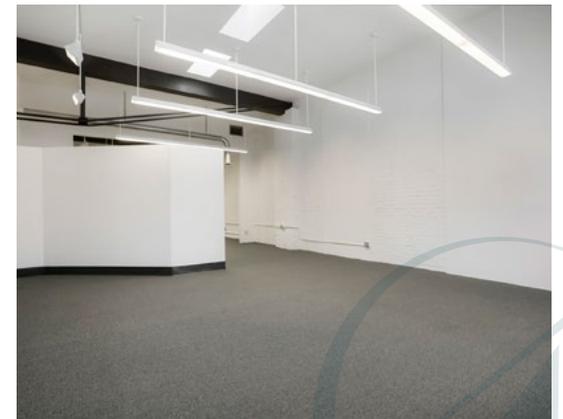
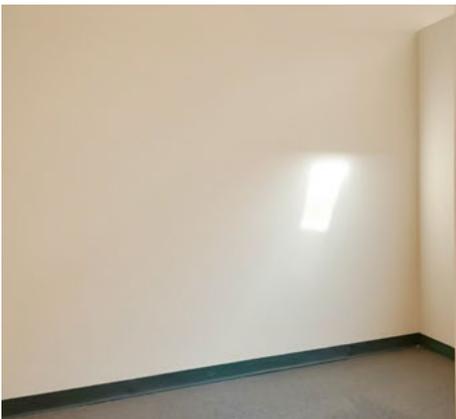


FLOOR PLANS

2ND & 1ST FLOOR



PROPERTY OVERVIEW



PROPERTY OVERVIEW



INVESTMENT ANALYSIS

Real Estate Loan Options

Prepared For:
Prepared By:
Date Prepared:

Newco, LLC
Sean Kelly (303) 383-1258
January 12, 2026



Loan Type	SBA 504	SBA 7(a)	Conventional
Total Project Costs	2,049,000	2,049,000	2,049,000
Down Payment (%)	10%	15%	25%
Down Payment (\$)	204,900	307,350	512,250
BOK Loan 1 Amount	1,024,500	1,741,650	1,536,750
SBA Loan 2 Amount	819,600		
BOK Loan 1 Term	10	25	5
SBA Loan 2 Term	25		
BOK Loan 1 Amortization	25	25	25
SBA Loan 2 Amortization	25		
BOK Loan 1 Interest Rate	5.86%	6.52%	5.81%
BOK Loan 1 Interest Rate Type	Fixed for 5-years	Fixed for 5-years	Fixed for 5-years
SBA Loan 2 Interest Rate	5.85%		
SBA Interest Rate Type	Fixed for 25-years		
Total Blended Interest Rate	5.86%	6.52%	5.81%
BOK Loan 1 Monthly Payment	6,513	11,830	9,724
SBA Loan 2 Monthly Payment	5,367		
Total Monthly Payment	11,881	11,830	9,724
BOK Loan 1 Origination Fee	10,245	1,742	4,900
SBA Fees	25,400	46,484	
Estimated Closing Costs	10,000	10,000	10,000
Total Estimated Fees/Costs	45,645	58,226	14,900
BOK Loan 1 Prepayment Penalty	Full Yield Maintenance	5% year 1, 3% year 2, 1% year 3	Full Yield Maintenance
SBA Loan 2 Prepayment Penalty	10 year penalty		
Guaranties	Any person with 20% or greater ownership in real estate holding co or operating co	Any person with 20% or greater ownership in real estate holding co or operating co	Any person with 20% or greater ownership in real estate holding co or operating co
Collateral	1st and 2nd deed of trust on subject property	1st deed of trust on subject property	1st deed of trust on subject property
Benefits	Longer maturity SBA loan is assumable Lower down payment	Long maturity with no balloon payment Smallest prepayment penalty One loan vs. two	Less Fees Lower Monthly Payment

THIS IS NOT A COMMITMENT TO LEND. THE TERMS AND CONDITIONS PRESENTED HEREIN ARE INTENDED TO REPRESENT AN INDICATION OF THE BASIC TERMS AND CONDITIONS UNDER WHICH THE PROPOSED CREDIT FACILITY MAY BE EXTENDED, SUBJECT TO THE BANK'S SATISFACTORY COMPLETION OF DUE DILIGENCE AND FORMAL CREDIT APPROVAL, AND ARE NOT INTENDED TO REPRESENT ALL OF THE TERMS AND CONDITIONS THAT MAY BE REQUIRED BY THE BANK SHOULD IT ELECT TO ISSUE A COMMITMENT TO PROVIDE THE PROPOSED CREDIT FACILITY. THE FEES LISTED ABOVE ARE ESTIMATES AND THE INTEREST RATES LISTED ABOVE ARE INDICATIONS AS OF THE DATE OF THIS DOCUMENT AND ARE SUBJECT TO CHANGE UP UNTIL 1 WEEK BEFORE CLOSING TO ACCOUNT FOR ANY LARGE FLUCTUATIONS IN THE DEBT CAPITAL MARKETS.

DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1115 Broadway, Denver CO and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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