



Uptown Office Investment or Owner-User + Income Opportunity

The Dodge Building
1557 Ogden Street, Denver, Colorado

Kentwood
Commercial



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



Karen Landers
Senior Commercial Advisor

303.947.3665
Karen@KentwoodCommercial.com

Kentwood
Commercial

EXECUTIVE SUMMARY



| | |
|-----------------|----------------|
| SALES PRICE | \$1,700,000 |
| BUILDING SIZE | 9,328 SF |
| TOTAL LAND SIZE | 7,250 SF |
| PROPERTY TYPE | UPTOWN |
| OFFICE SUITES | DENVER |
| CONSTRUCTION | MASONRY |
| ROOF | SLOPED |
| HEAT | GAS FURNACE |
| PARKING | 6 OFF-STREET |
| SUBMARKET | CITY PARK WEST |
| ZONING | C-MX-8 |

UPTOWN OFFICE INVESTMENT OR OWNER-USER + INCOME OPPORTUNITY

Welcome to the Dodge Building — a free-standing office opportunity in Denver's highly sought-after Uptown neighborhood, where historic charm meets modern functionality. This distinctive property offers 21 individual offices, thoughtfully configured to accommodate a wide range of professional uses, making it ideal for multi-tenant leasing or a flexible office environment. The building's striking brick façade and expansive original windows create a timeless aesthetic, while preserved woodwork and original fireplaces add character and warmth. Recent renovations, including a brand-new roof, blend seamlessly with historic details to provide both durability and modern efficiency. Shared amenities such as two common kitchens, spacious lounge areas, multiple waiting spaces, and restrooms foster a collaborative and comfortable workplace. Surrounded by a vibrant mix of restaurants, coffee shops, boutiques, and essential services, the Dodge Building presents a rare opportunity for investors seeking stable rental income or owner-users looking to establish a headquarters in one of Denver's most dynamic urban districts.

PROPERTY HIGHLIGHTS

*PERFECT FOR AN OWNER/USER (SHORT-TERM TENANT LEASES)

*LIGHT AND BRIGHT OFFICES WITH A VARIETY OF LAYOUTS

*BRAND NEW ROOF INSTALLED IN 2025

*ORIGINAL FIXTURES INCLUDE DETAILED WOODWORK, GRANDE STAIRCASE & FIREPLACES THROUGHOUT

*AMENITIES INCLUDE SHARED KITCHENS, RESTROOMS & SITTING/LOUNGE AREAS

*OFF-STREET PARKING AVAILABLE

*SPECTACULAR LOCATION NEAR DOWNTOWN DENVER, CITY PARK, RETAIL, RESTAURANTS & MORE!

FINANCIAL ANALYSIS

CURRENT RENT ROLL

| UNIT NUMBER | TENANT NAME | MONTHLY RENT (ACTUAL) | ANNUAL RENT (SCHEDULED) |
|-------------|-----------------|-----------------------|-------------------------|
| 1 | ANNABODE | \$1,500 | \$18,000 |
| 2 | ANNABODE | \$1,500 | \$18,000 |
| 3 | RENEE ELLIS | \$1,100 | \$13,200 |
| CONF ROOM | ANNABODE | \$0* | \$0* |
| 4 | ELYCIA HAGE-ALI | \$840 | \$10,080 |
| 5 | STEVEN GINSBERG | \$1,155 | \$13,860 |
| 6 | RIVERBED PSYCH | \$800 | \$9,600 |
| 7 | SUSANNA PSYCH | \$850 | \$10,200 |
| 8&9 | LYNN MCGREGOR | \$1,543.50 | \$18,522 |
| 10 | KATE DAIGLE | \$1,260 | \$15,120 |
| 11 | RIVERBED PSYCH | \$1,100 | \$13,200 |
| 12 | RED DOOR | \$840 | \$10,080 |
| 13 | PRAGER LAW | \$945 | \$11,340 |
| 14 | EMILY INGRAHAM | \$1,100 | \$13,200 |
| 15 | PATRICK & PATTY | \$800 | \$9,600 |
| 16 | VACANT | - | - |
| 17-20 | THREE SISTERS | \$3,858.75 | \$46,305 |
| PARKING | - | \$750 | \$9,000 |



OPERATING DATA: INCOME & EXPENSES

| INCOME | CURRENT | ESTIMATED EXPENSES | CURRENT |
|-------------------------------|------------------|--------------------|---------------------|
| GROSS ANNUAL RENT | \$239,307 | INSURANCE | \$11,088 |
| NET RENTAL INCOME | \$239,307 | EST TAXES (2024) | \$29,312.90 |
| EFFECTIVE GROSS INCOME | \$239,307 | UTILITIES | \$18,000 |
| | | CLEANING | \$7,416 |
| | | INTERNET | \$4,800 |
| | | TOTAL EXPENSES | \$70,616.90 |
| | | NOI | \$168,690.10 |
| | | CAP RATE | 9.92% |



INTERIOR PHOTOS



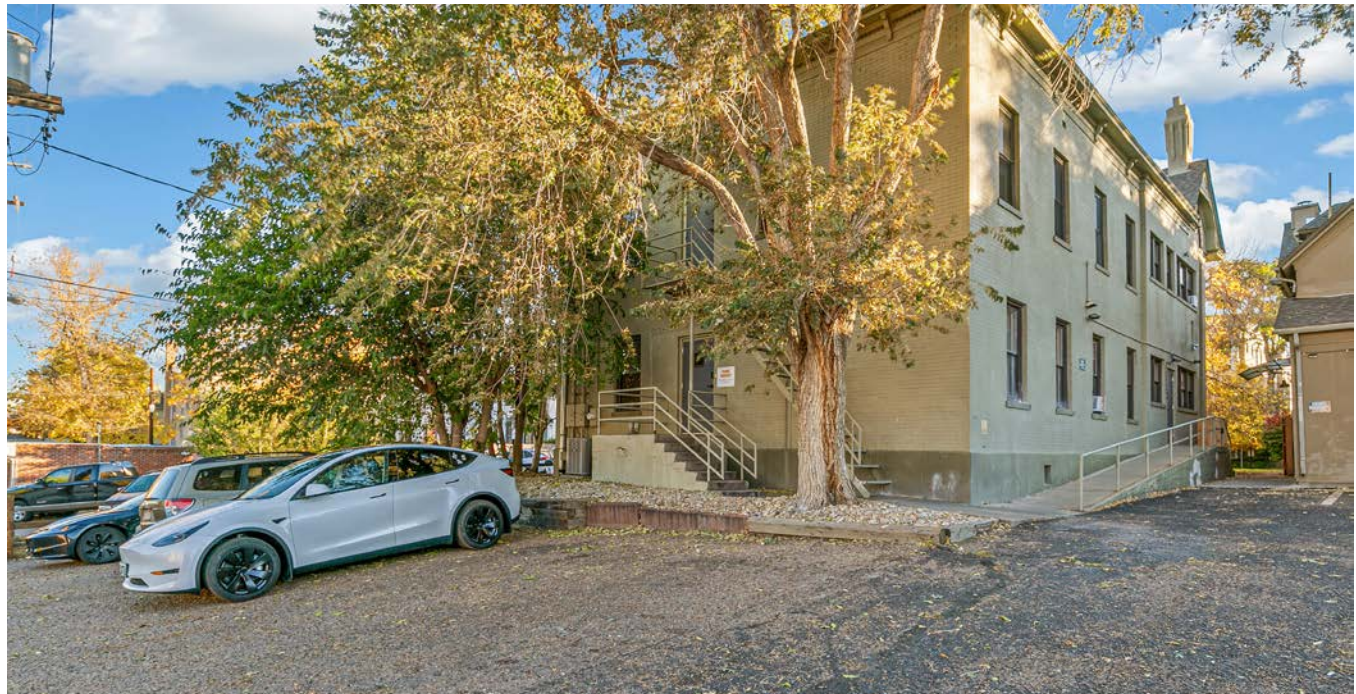
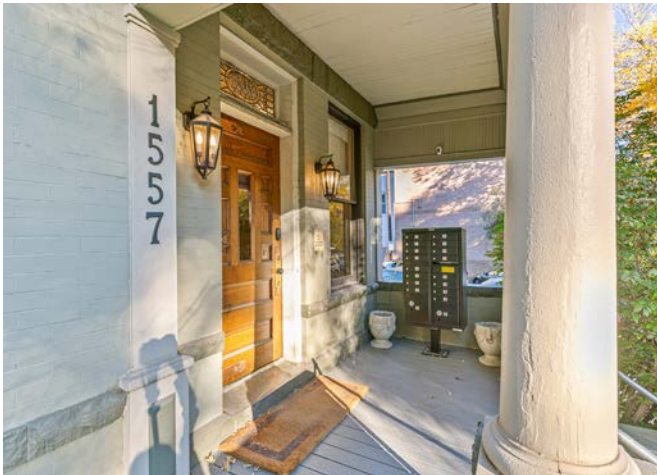
INTERIOR PHOTOS



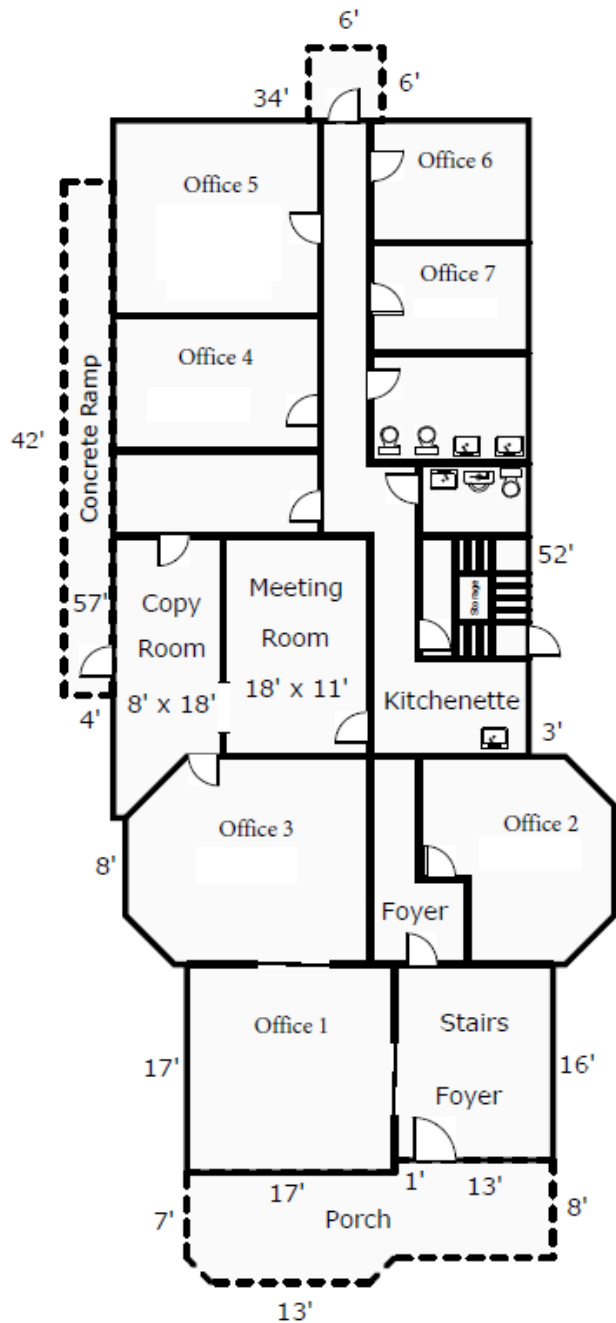
AERIAL PHOTOS



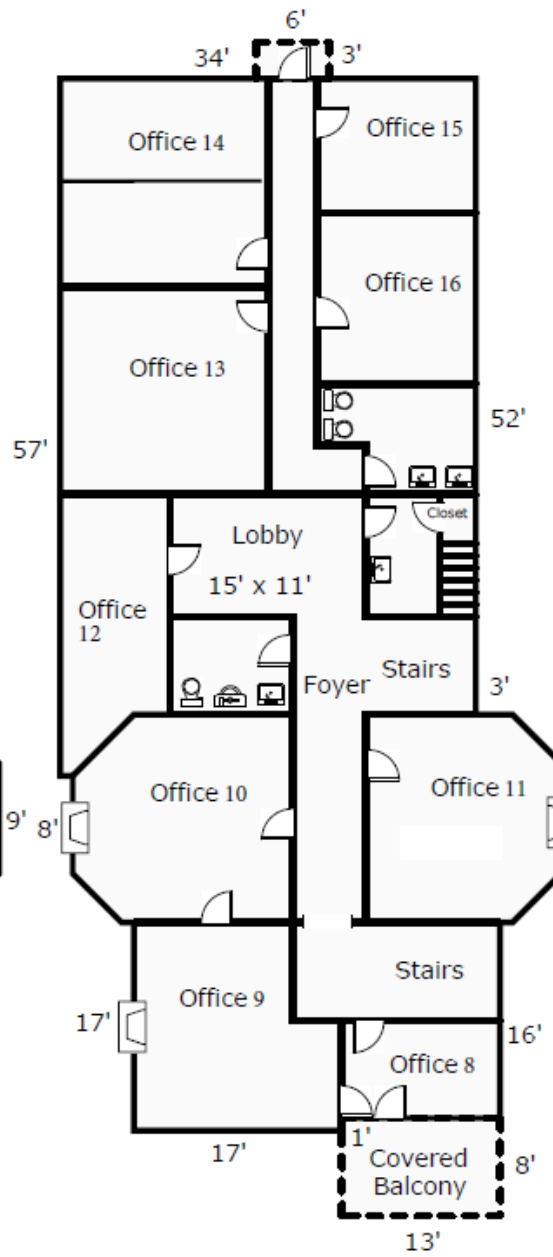
EXTERIOR PHOTOS



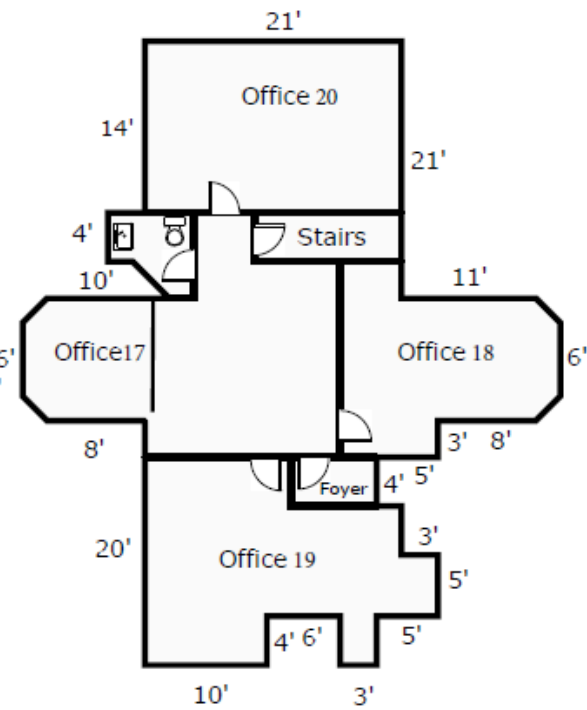
PROPERTY LAYOUT



LEVEL 1

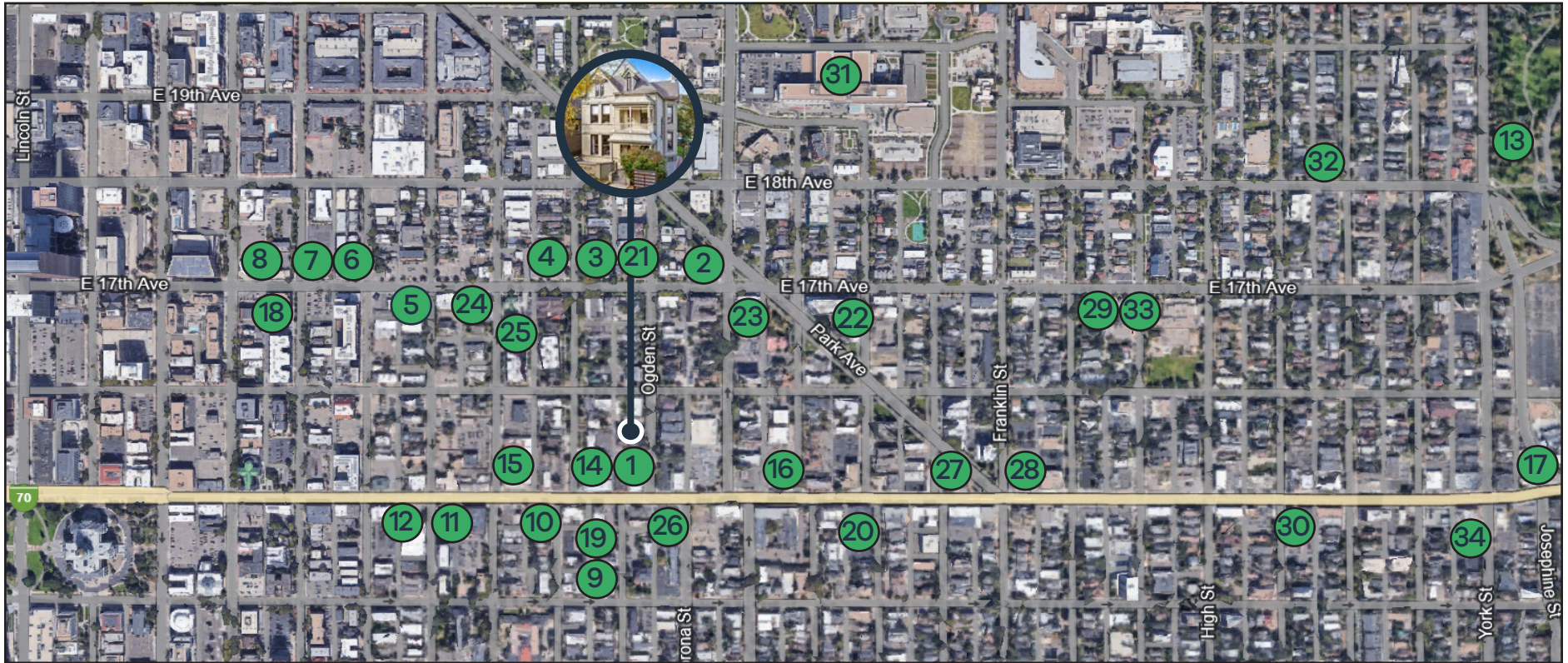


LEVEL 2



LEVEL 3

Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

- 1 Crazy Mountain Brewery
- 2 Stoney's Uptown Joint
- 3 Plant Magic Cafe
- 4 Watercourse Foods
- 5 Revival Denver Public House
- 6 Steuben's Uptown
- 7 Ace Eat Serve
- 8 Park & Co
- 9 The Corner Beet
- 10 Gyroz
- 11 SliceWorks
- 12 Cheeba Hut Toasted Subs

RECREATION/ENTERTAINMENT

- 13 City Park
- 14 Ogden Theatre
- 15 Fillmore Auditorium
- 16 HD Escape Rooms
- 17 Carla Madison Recreation Center

HEALTH & WELLNESS

- 18 Orange Theory
- 19 Rooted Heart Yoga
- 20 Anytime Fitness
- 21 Woodhouse Spa Denver
- 22 Sesen Skin Body Wellness

RETAIL/SERVICES

- 23 Talulah Jones Gifts
- 24 Marczyk Fine Foods
- 25 MidwestOne Bank
- 26 Grease Monkey
- 27 Scooter Liquors
- 28 FirstBank
- 29 Joie Salon
- 30 Walgreens
- 31 St Joseph's Hospital
- 32 Flowers on the Vine Florist
- 33 RubyDot Body & Skincare
- 34 Ginkgo Acupuncture

AERIAL LOCATION



Neighborhood Info

WALK, TRANSIT & BIKE SCORES

| | | |
|---------------|----|---------------------|
| Walk Score | 96 | 'Walker's Paradise' |
| Bike Score | 92 | 'Biker's Paradise' |
| Transit Score | 67 | 'Good Transit' |

DEMOGRAPHICS

| | | |
|----------------------------------|------|-----------------|
| POPULATION 2024 | 1 mi | 52,229 |
| | 2 mi | 147,068 |
| | 3 mi | 237,970 |
| POPULATION PROJECTION 2029 | 1 mi | 53,139 |
| | 2 mi | 150,044 |
| | 3 mi | 242,790 |
| AVERAGE HOUSEHOLD INCOME | 1 mi | \$99,376 |
| | 2 mi | \$111,129 |
| | 3 mi | \$117,319 |
| DAYTIME EMPLOYEES | 1 mi | 89,044 |
| | 2 mi | 194,536 |
| | 3 mi | 260,519 |
| DAYTIME BUSINESSES | 1 mi | 8,013 |
| | 2 mi | 18,584 |
| | 3 mi | 26,628 |
| CONSUMER SPENDING | 1 mi | \$933,177,385 |
| | 2 mi | \$2,634,950,273 |
| | 3 mi | \$4,188,668,352 |

UPTOWN

Denver's Uptown neighborhood, also known as North Capitol Hill, is one of the city's most dynamic and desirable urban districts, blending historic charm with modern convenience. Just east of Downtown, Uptown is characterized by its mix of turn-of-the-century Victorian homes, historic mansions, and classic brick walk-ups, complemented by sleek new apartments and condominiums that attract a wide range of residents. The neighborhood is anchored by its famed "Restaurant Row" along 17th Avenue, a bustling stretch filled with trendy cafes, craft cocktail bars, and award-winning restaurants that draw both locals and visitors. Proximity to major medical institutions like St. Joseph Hospital and Presbyterian/St. Luke's Medical Center, as well as Downtown's employment core, make Uptown especially convenient for professionals. Tree-lined streets, neighborhood green spaces such as Benedict Fountain Park, and nearby cultural attractions—including the Denver Art Museum and Civic Center—further enhance its appeal. With its vibrant mix of historic architecture, thriving food scene, and walkable urban lifestyle, Uptown continues to be one of Denver's most sought-after places to live, work, and invest.



Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property.

All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

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1557 N OGDEN STREET
DENVER, COLORADO

KAREN LANDERS

Senior Commerical Advisor

303.947.3665

Karen@KentwoodCommercial.com

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