



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.

P R E S E N T E D B Y :



Karen Landers
Senior Commercial Advisor

303.947.3665

Karen@KentwoodCommercial.com

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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



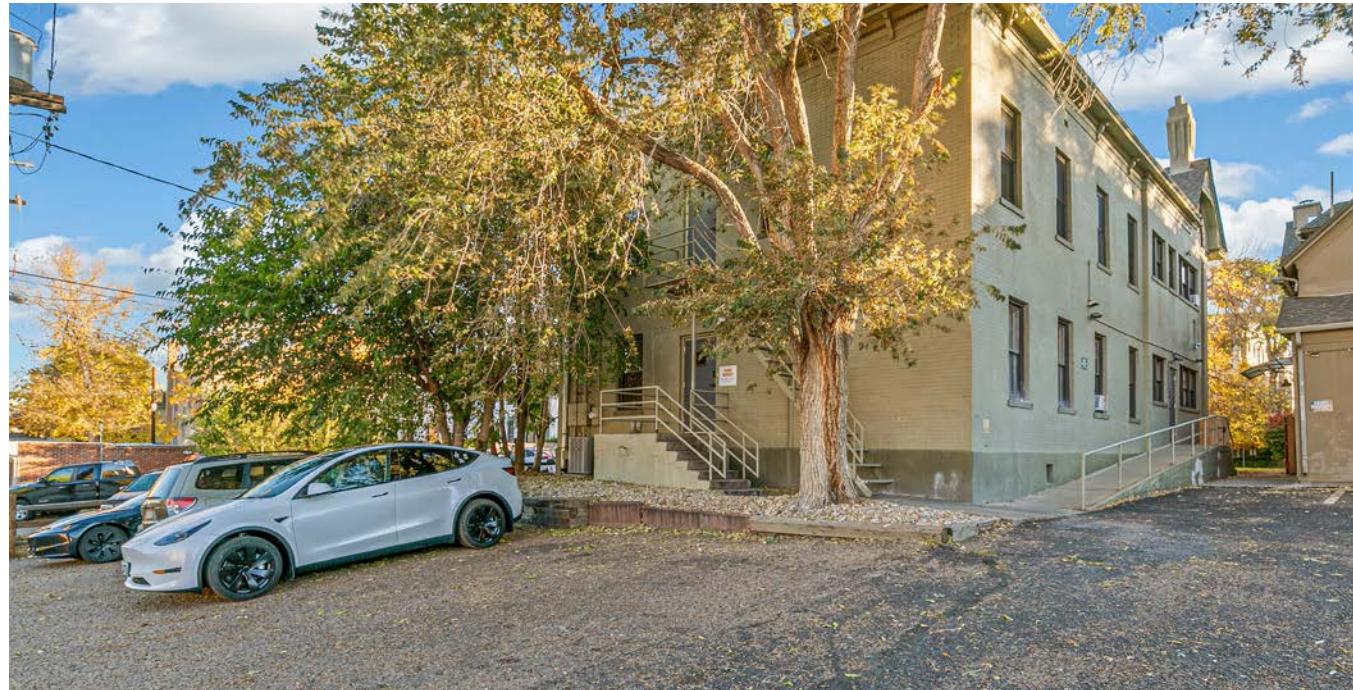
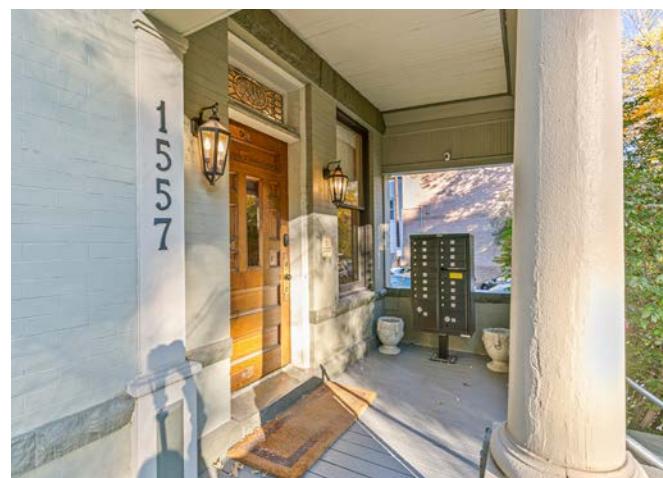
INTERIOR PHOTOS



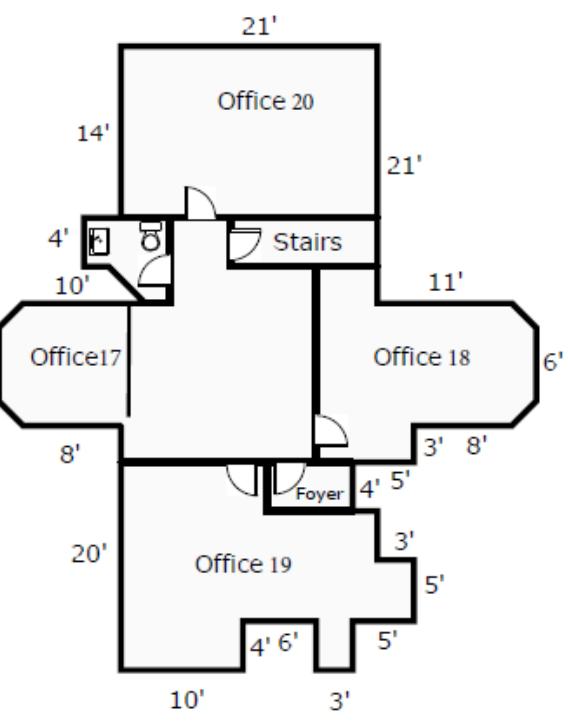
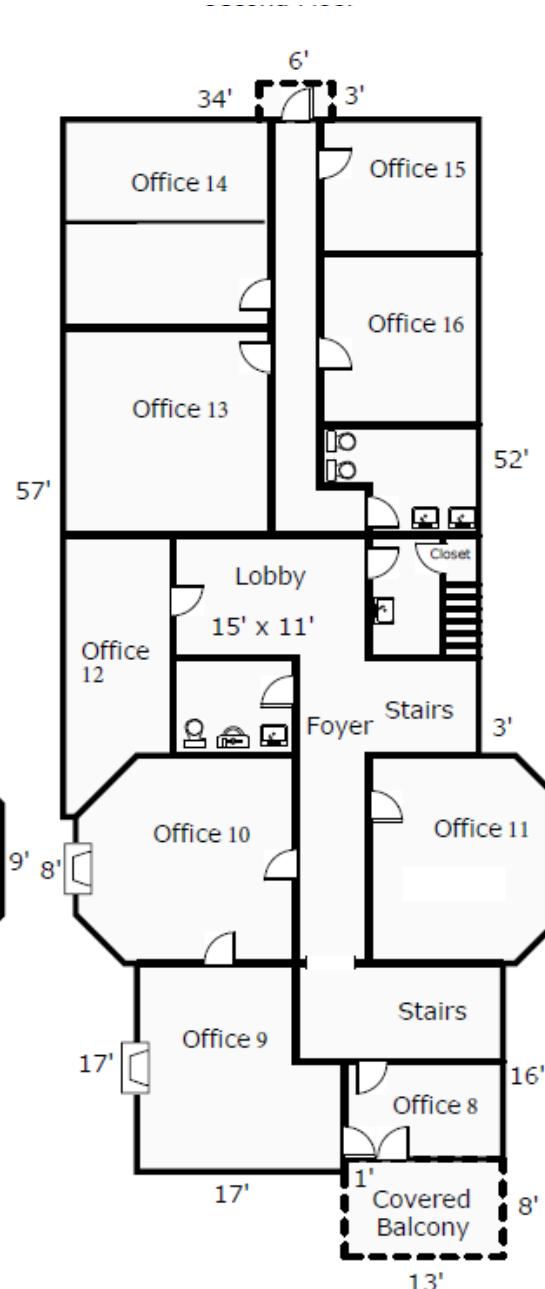
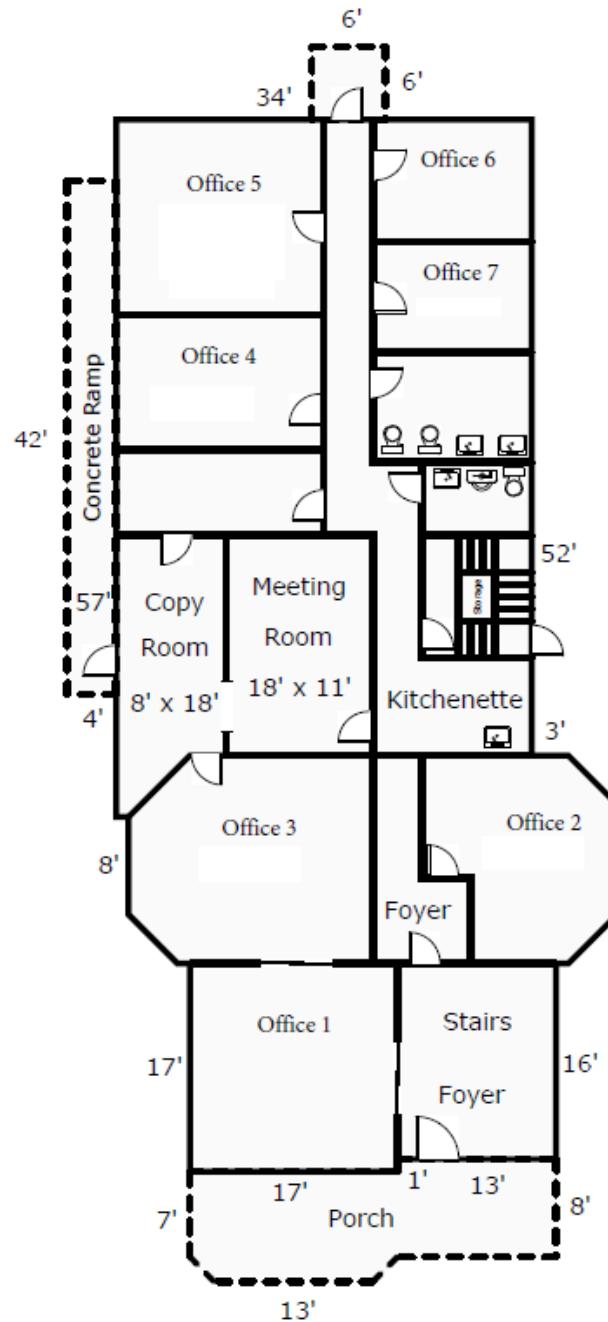
AERIAL PHOTOS



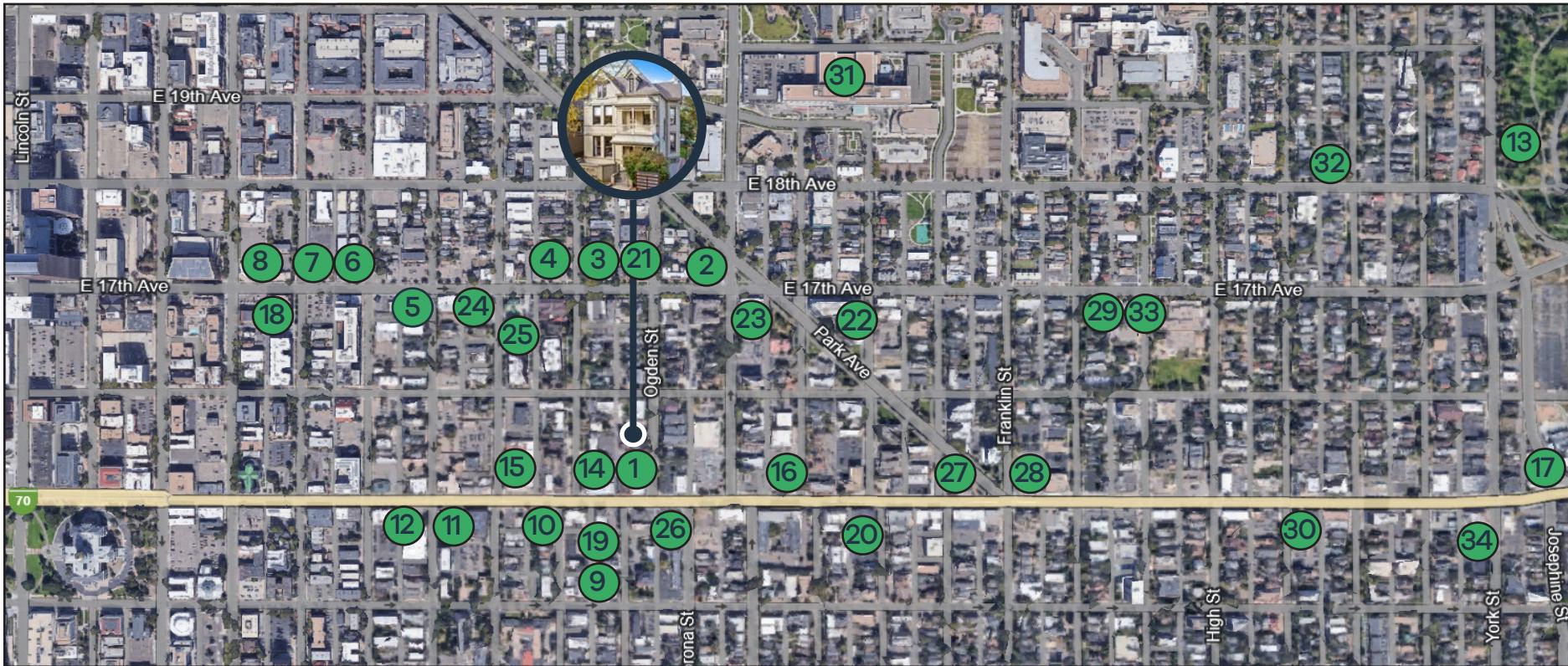
EXTERIOR PHOTOS



PROPERTY LAYOUT



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	1 mi	52,229
2024	2 mi	147,068
	3 mi	237,970

POPULATION	1 mi	53,139
PROJECTION	2 mi	150,044
2029	3 mi	242,790

AVERAGE	1 mi	\$99,376
HOUSEHOLD	2 mi	\$111,129
INCOME	3 mi	\$117,319

DAYTIME	1 mi	89,044
EMPLOYEES	2 mi	194,536
	3 mi	260,519

DAYTIME	1 mi	8,013
BUSINESSES	2 mi	18,584
	3 mi	26,628

CONSUMER	1 mi	\$933,177,385
SPENDING	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.



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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.

Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the

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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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