

1336 GLENARM PL. 6,250 SF FOR SALE OR LEASE



1801 W. Colfax Avenue
Denver, CO 80204
www.ringsbyrealty.com

Scott Patterson
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(303) 892-0121

Office Building: 6,250 SF

PROPERTY FEATURES:

Building Size: 6,250

1st Floor SF: 3,125

2nd Floor SF: 3,125

Site Size: 0.14

Parking: 8 spaces (1 car garage)

Year Built: 1928 (renovated 2016)

Taxes: \$46,663.62

Sale Price: \$1,950,000

Lease Rate: \$15/SF NNN

NNN Expenses: \$11.48/SF

- Secured fenced parking lot
- 1 car private garage
- Perfect user office option
- Great storefront window option
- Walking distance to hotels, restaurants and all Downtown Denver amenities
- New roof - 2016
- Possible rental income w/ flexible 2 units
- Extra SF/storage in basement



- Perfect office/retail combination
- High visible location
- Extremely walkable location
- Rich history building
- Original brick



I-25 N & S on-ramps

Union Station



Coors Field



Speer Blvd.

Cherry Creek Trail



16th Street Mall



Broadway

Ball Arena



D&H Lightrail Station



Convention Center



1336 Glenarm Pl.

I-25 N & S on-ramps

Colfax Ave.



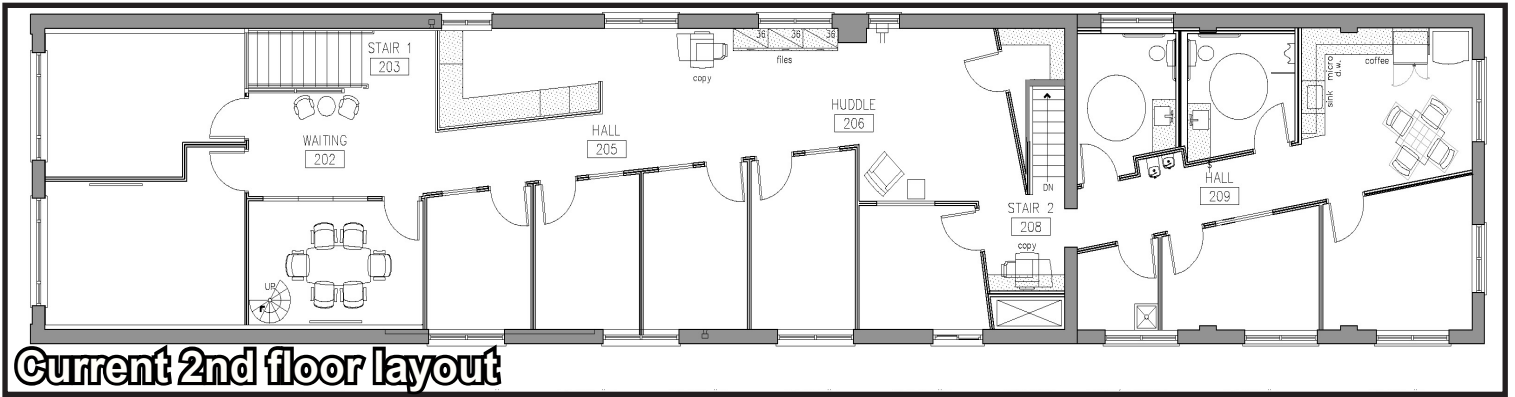
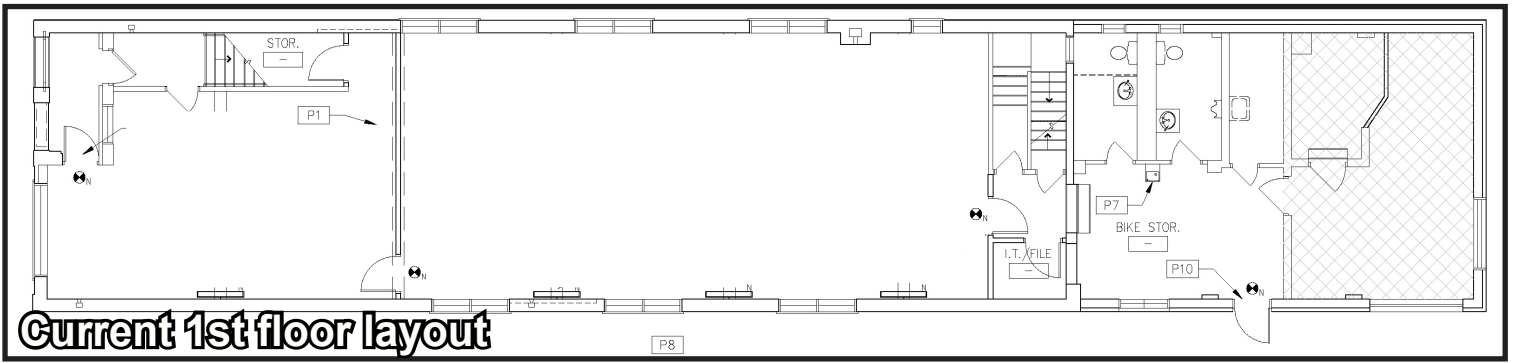
Courthouse



Colorado Capital



Speer Blvd.



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