



# Kentwood

Commercial

## OFFERING MEMORANDUM

1026 BANNOCK STREET  
DENVER, COLORADO

TWO-STORY OFFICE MANSION  
OFFERED AT \$850,000

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## EXECUTIVE SUMMARY

Located in the heart of Denver's highly sought-after Golden Triangle neighborhood, 1026 Bannock Street presents a rare opportunity to own and occupy a timeless office mansion that perfectly combines historic charm with modern functionality. This distinguished two-story property offers a flexible layout designed to meet a variety of business needs. The first floor features two spacious executive offices or conference rooms, an updated, fully-equipped kitchen, a full bathroom, and two additional back rooms that are ideal for storage or as a break area for employees. Two separate staircases lead to the second level, where you will find four additional offices and a second full bathroom, providing ample space for a growing team or multiple departments. The property masterfully blends historic elements with contemporary upgrades, showcasing an original brick facade and exposed brick walls, beautiful original hardwood flooring, and built-in cabinetry that adds character and warmth. Modern touches include upgraded bathrooms and kitchen fixtures, seamlessly integrated to offer both style and convenience. The spacious front exterior patio provides a welcoming entrance and an inviting outdoor space for breaks or informal meetings. Situated on a peaceful, tree-lined street surrounded by contemporary new construction, 1026 Bannock Street offers the added benefit of six off-street parking spaces—a rare find in this vibrant urban area. The location is unbeatable, with easy access to Downtown Denver, Cherry Creek, and I-25, allowing occupants to enjoy an array of nearby amenities, including top-rated restaurants, bars, museums, retail shops, and professional services. Don't miss this exceptional chance to own a piece of Denver's history in the dynamic and desirable Golden Triangle neighborhood. This unique office mansion is perfect for those looking to blend historical elegance with modern business functionality.

## Property Details

Property Type	Office
Building Size	2,535 Square Feet
Lot Size	3,750 Square Feet
Year Built	1904
Taxes (Est 2023)	\$19,437.40
Roof	Pitched
Construction	Masonry
Heat	Gas/Forced Air
Zoning	D-GT
Parking	6 Off-Street Spaces

## PROPERTY HIGHLIGHTS

- LARGE WINDOWS OFFER AMPLE NATURAL LIGHT
- RECENTLY RENOVATED KITCHEN & BATHROOMS
- ORIGINAL HARDWOOD FLOORING & EXPOSED BRICK
- CHARMING ORIGINAL FIXTURES & BUILT-INS
- SPACIOUS OFFICES ON BOTH LEVELS
- COZY COVERED FRONT PATIO
- OFF-STREET PARKING & STORAGE
- WITHIN WALKING DISTANCE TO DENVER'S COURTHOUSE AND THE CITY'S CAPITOL BUILDINGS
- SPECTACULAR LOCATION NEAR DOWNTOWN DENVER, CHERRY CREEK, RETAIL, RESTAURANTS & MORE!

CLICK [HERE](#) FOR PHOTOGRAPHY SLIDESHOW



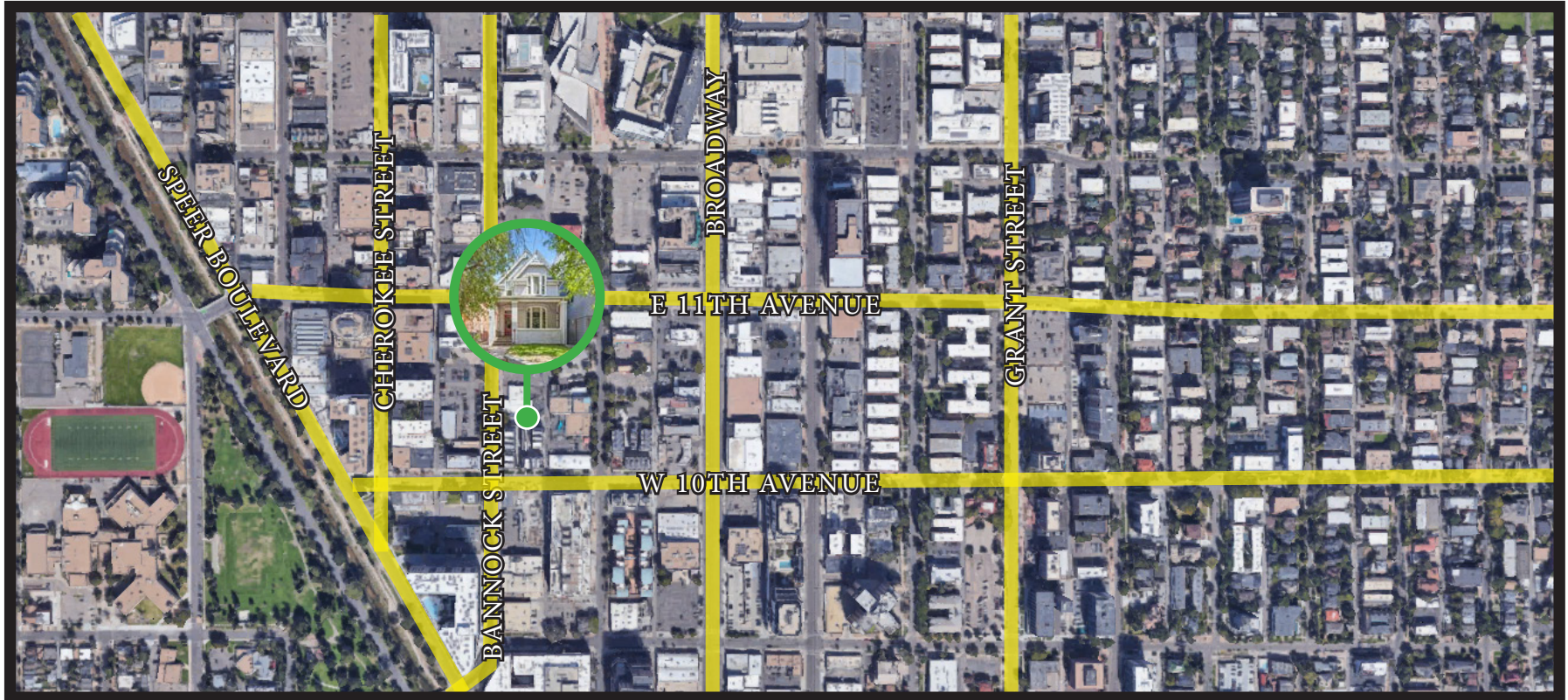
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# Area Map



## AREA HIGHLIGHTS

### DINING/BARS/COFFEE

Cap City Tavern  
Lo Stella Ristorante  
Fire Restaurant and Lounge  
The 9th Door  
Charlie Brown's Bar n'Grill  
Torchy's Tacos  
Denver Pizza Company  
Leven Deli Co  
Cherry Bean Coffee  
Sky Tea  
Metropolis Coffee House  
Bannock Street Garage

### CULTURE/ENTERTAINMENT

Denver Art Museum  
Colorado Center of History  
Civic Center Park  
Ball Arena  
Coors Field

### HOTELS/LODGING

The Art Hotel  
The Acoma House  
Element Denver Downtown  
Capitol Hill Bed n'Breakfast  
Staybridge Suites

### RETAIL/SERVICES

Modern Nomad Home  
Sacred Thistle  
Plant Garage  
Alto Pharmacy  
Capitol Market  
Circle K  
PNC Bank  
Define Hair Salon  
The City - Nail Bar & Lash  
Total Body Wellness  
Fitness in the City  
Summit Strong

# Neighborhood Info

## WALK, TRANSIT & BIKE SCORES

<b>Bike Score</b>	<b>98</b>	'Biker's Paradise'
<b>Walk Score</b>	<b>98</b>	'Walker's Paradise'
<b>Transit Score</b>	<b>61</b>	'Good Transit'

## DEMOGRAPHICS

POPULATION	1 mi	44,320
2024	2 mi	131,982
	3 mi	252,354

POPULATION	1 mi	45,209
PROJECTION	2 mi	134,985
2029	3 mi	257,303

AVERAGE	1 mi	\$97,214
HOUSEHOLD	2 mi	\$109,353
INCOME	3 mi	\$115,583

DAYTIME	1 mi	91,183
EMPLOYEES	2 mi	194,335
	3 mi	261,343

TOTAL	1 mi	\$758,148,939
CONSUMER	2 mi	\$2,361,123,196
SPENDING	3 mi	\$4,339,379,287

# GOLDEN TRIANGLE

The Golden Triangle neighborhood of Denver, Colorado, is a vibrant and culturally rich area that combines historic charm with modern urban living. Known for its eclectic mix of contemporary art galleries, stylish boutiques, and a diverse array of restaurants and cafes, this neighborhood is a hub for creativity and culture. The Golden Triangle is home to some of Denver's most iconic landmarks, including the Denver Art Museum, the History Colorado Center, and the stately Civic Center Park, making it a center for art, history, and community events. Its tree-lined streets and mix of historic buildings and modern architecture offer a unique urban landscape. With its proximity to downtown Denver, residents enjoy easy access to the city's amenities while living in a neighborhood with a distinctive, vibrant character. The Golden Triangle is a dynamic area that attracts professionals, artists, and culture enthusiasts alike, offering a blend of residential and commercial spaces that cater to a diverse community.





# Disclosure

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