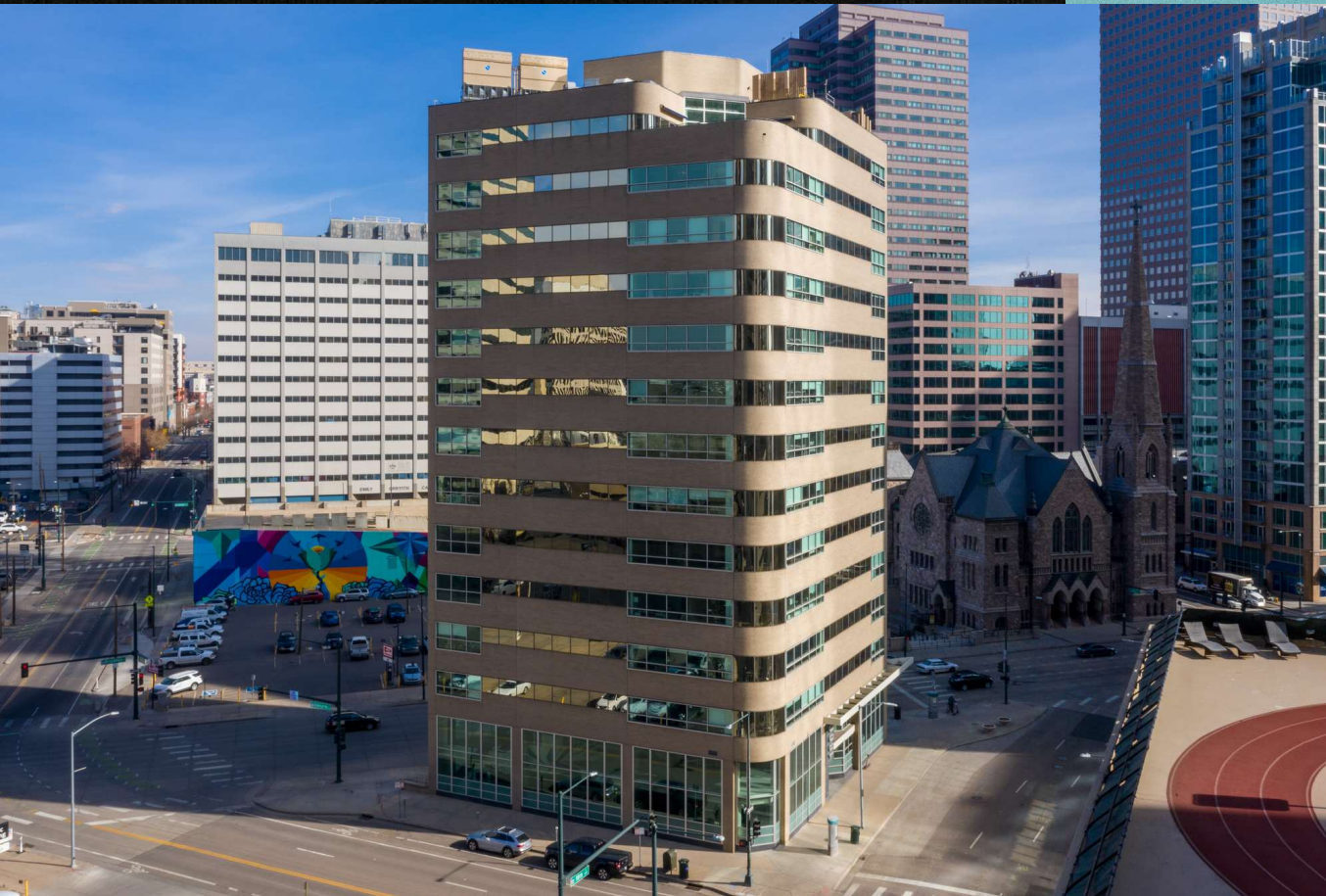


# Downtown Office Condo Opportunity

1800 Glenarm Pl # 901 Denver, CO 80202



FOR SALE & LEASE

**James Bealer**  
936.444.5277  
j.bealer@bellstreet.com

  
**BellStreet**

# For Sale & Lease

1800 Glenarm Pl # 901 Denver, CO 80202



## Property Description

Don't miss this fantastic opportunity to own your own office space in downtown Denver. Located just blocks from the 16th Street Mall, you'll find plenty of food and shopping options within walking distance. Brand new office furniture and fittings! Move in ready complete with a reception, two private offices, conference room, and break room. The property is being offered for sale or for lease.

## Property Highlights

- Move-in-ready office space
- Spectacular corner views
- Great downtown location
- Access controlled building

## Offering Summary

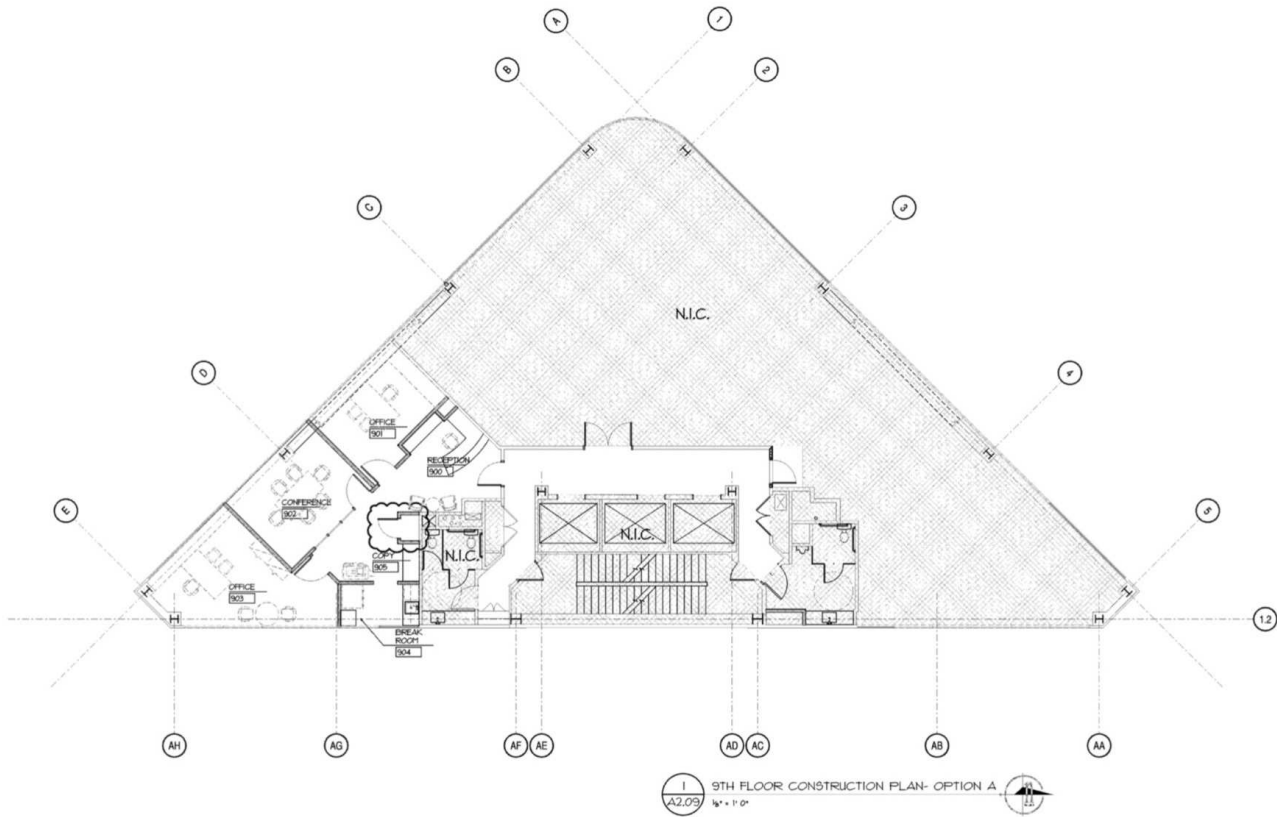
Sale Price:	\$350,000
Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	1,166 SF
Building Size:	57,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	27,711	219,473	615,025
Total Population	42,536	477,569	1,480,140
Average HH Income	\$93,241	\$100,149	\$91,014

# For Sale & Lease

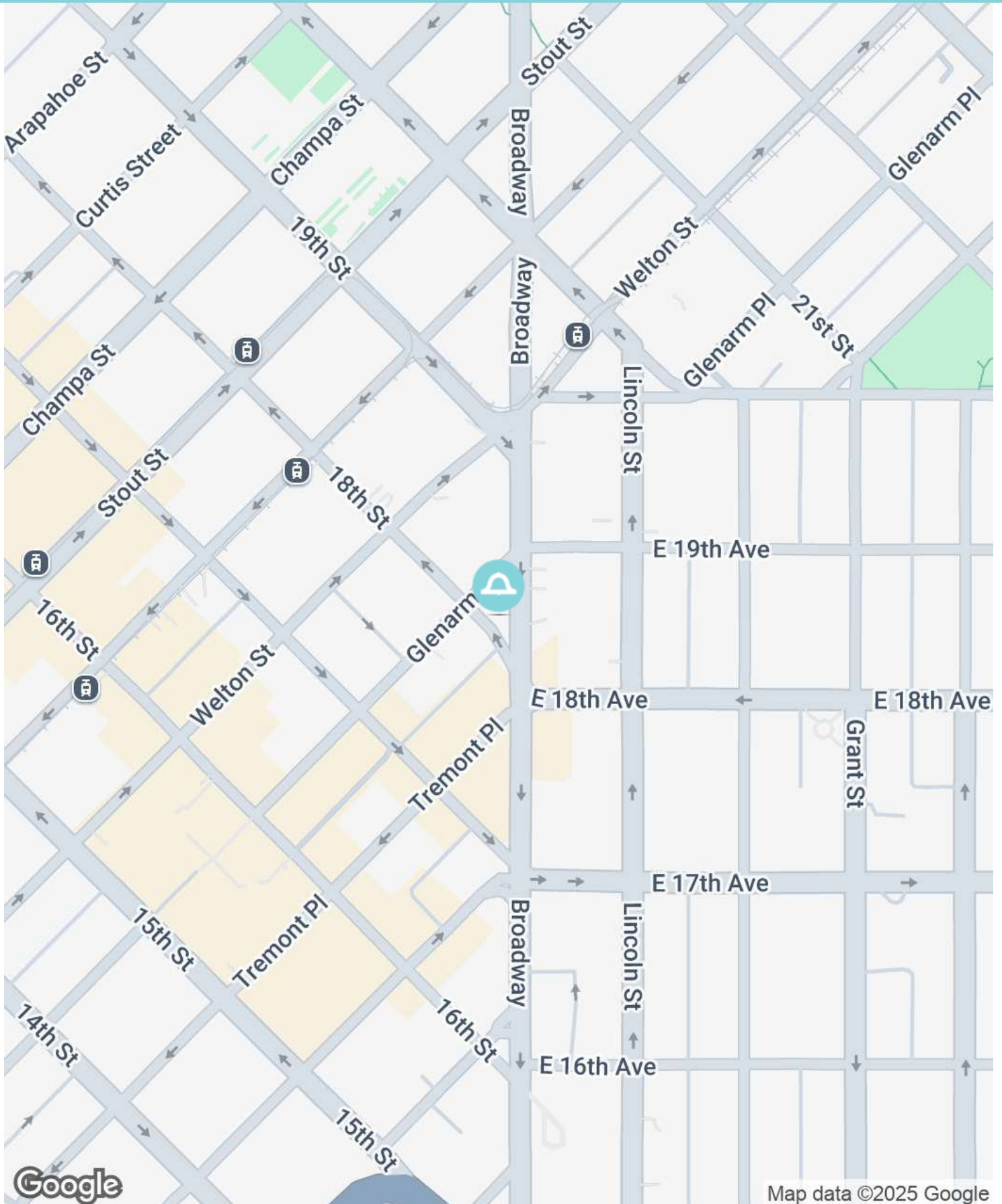
1800 Glenarm Pl # 901 Denver, CO 80202





For Sale & Lease

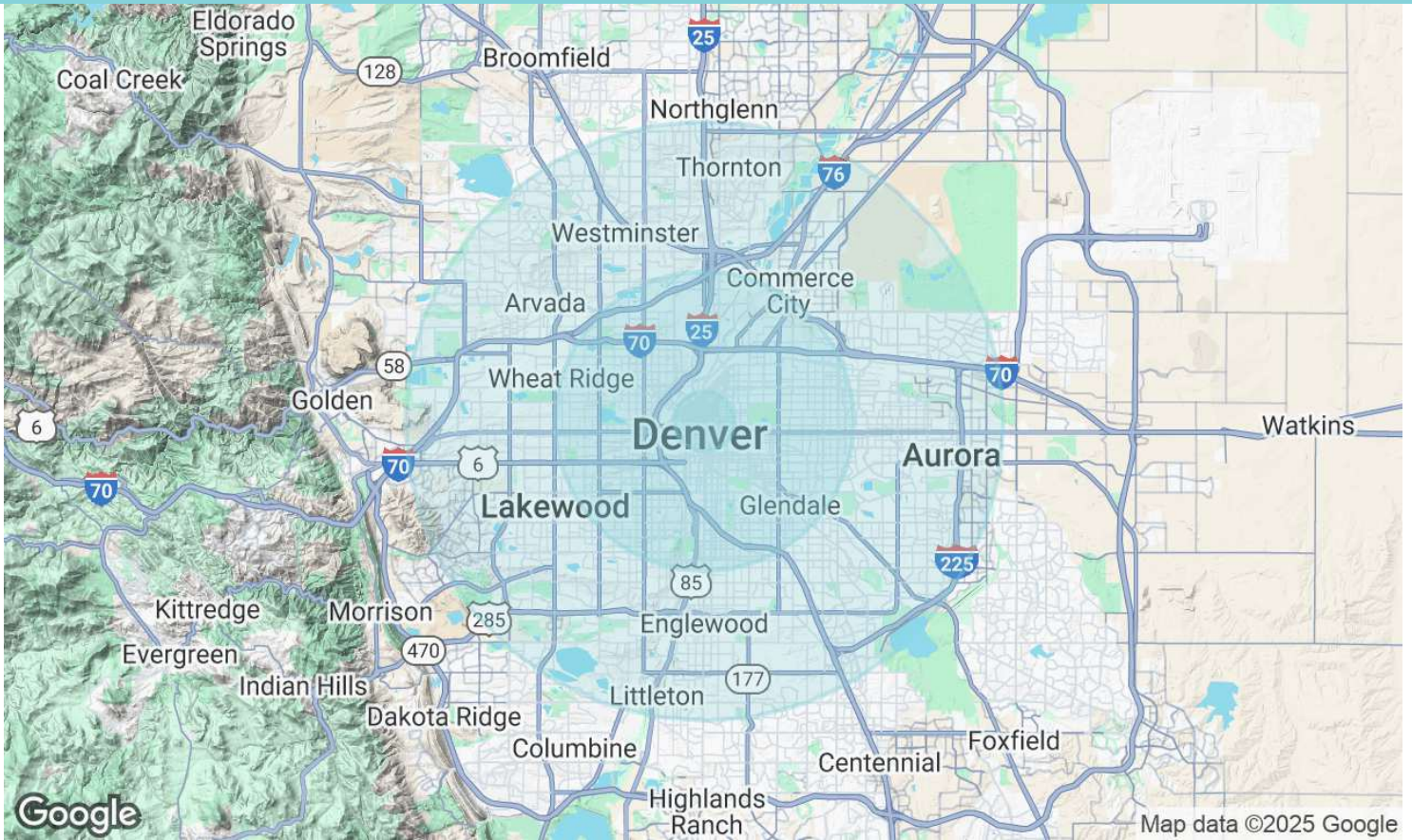
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Map data ©2025 Google

# For Sale & Lease

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## Population

	1 Mile	5 Miles	10 Miles
Total Population	42,536	477,569	1,480,140
Average Age	35.2	35.6	36.6
Average Age (Male)	35.6	35.5	36.0
Average Age (Female)	34.9	36.0	37.2

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	27,711	219,473	615,025
# of Persons per HH	1.5	2.2	2.4
Average HH Income	\$93,241	\$100,149	\$91,014
Average House Value	\$385,713	\$451,847	\$380,163

2020 American Community Survey (ACS)



**James Bealer**

Associate Advisor

[j.bealer@bellstreet.com](mailto:j.bealer@bellstreet.com)

Direct: **936.444.5277**

### Professional Background

James grew up in The Woodlands, Texas, just north of Houston. He left the heat of Texas for Colorado whenever he could, and was constantly up in the mountains hiking and climbing. Upon discovering he had a real gift for climbing mountains, James started a career as a professional mountain guide, eventually leading expeditions on some of the world's most challenging mountains.

Graduating from Western Colorado University with a degree in leadership, James possesses a unique blend of academic knowledge and real-world experience. His educational foundation, combined with his hands-on expertise as a mountain guide, has shaped him into a tenacious commercial real estate professional.

At BellStreet, James approaches investment sales and leasing with the same unwavering determination that fueled his mountain guiding career. Specializing in office and retail assets, he's known for his innovative thinking and ability to devise creative solutions for his clients' unique needs. His drive to reach success and his knack for finding unconventional solutions sets him apart in the industry. James Bealer is a prime example of how a passion for conquering challenges, coupled with an academic foundation, results in someone who excels at delivering results that exceed expectations.

#### **BellStreet**

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