

DOWNTOWN DENVER | STRASSER CANDY BUILDING

1440 BLAKE ST, DENVER

2ND FLOOR OFFICE FOR SALE

\$1,670,000 | \$290/SF



**PREPARED BY:**  
**DOUG GATES**  
*Commercial Real Estate Advisor*  
Office: 303.905.0406  
Direct: 303.905.0406  
[dgates@madisoncommercial.com](mailto:dgates@madisoncommercial.com)



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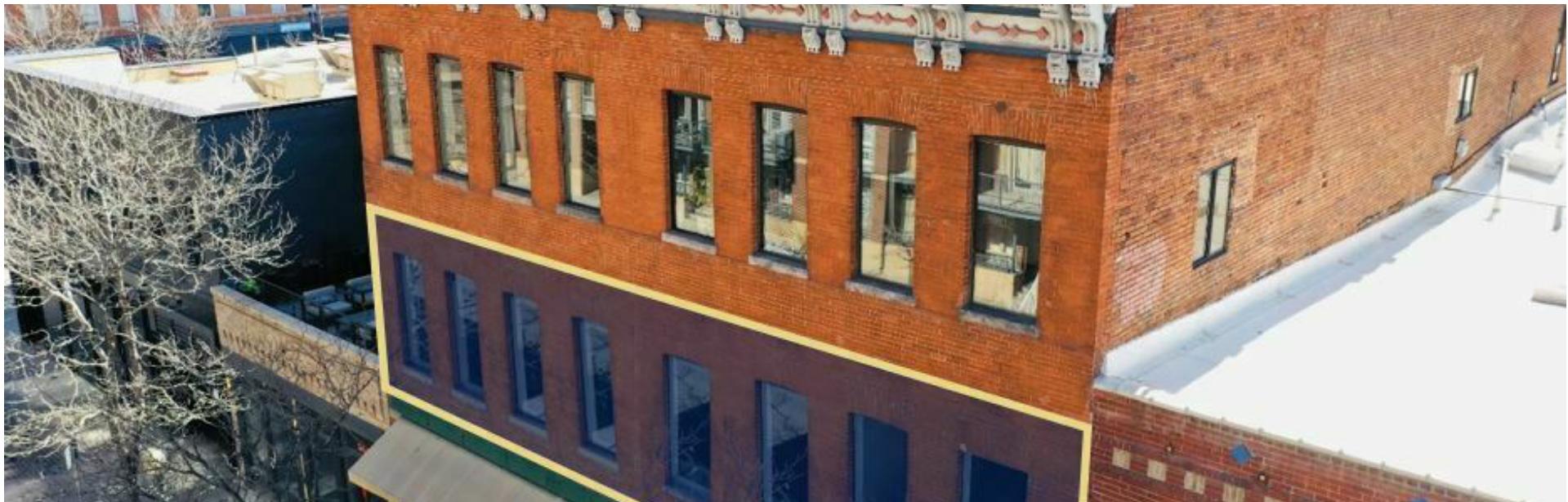
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# PROPERTY INFORMATION



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Entire second floor available for sale in central downtown Denver location. Perfect for small/medium businesses wanting to own their space and looking to avoid a typical office high rise building. Space is ADA accessible and currently has 14 offices, 2 large conference room, 2 open bullpen areas, copier room, tech room, a set of bathrooms, a kitchen and kitchenette, shower, and high 14' ceilings. There is plenty of storage, the space has its own RTU's, elevator, and water heater. The current layout could easily be altered to fit the needs of many businesses, very few walls are weight bearing. There are 5 private parking spaces for sale with key lock entry/exit and secured garage at The Palace Lofts across the street.

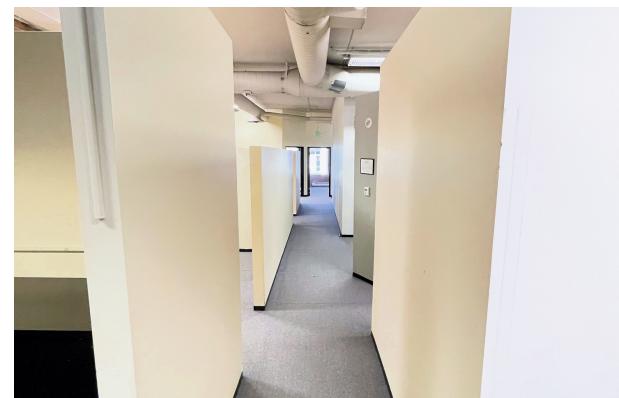
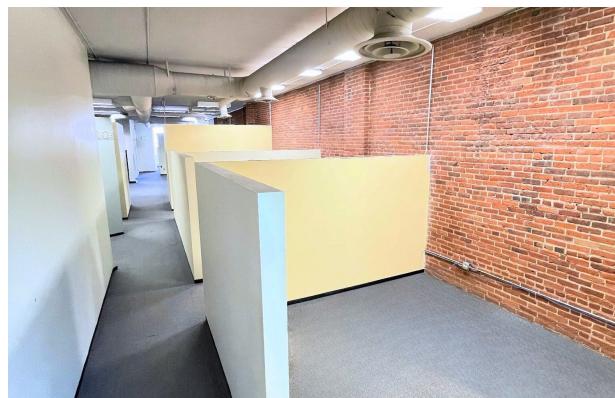
## PROPERTY HIGHLIGHTS

- ADA Accessible, Elevator Directly to Unit
- 14 offices, 2 Conference Rooms, Bullpen, Storage, Kitchen, Shower & Kitchenette
- End to End Windows w/ Lots of Natural Light
- 5 Covered Deeded Parking Spaces with Condo for \$175,000

## OFFERING SUMMARY

<b>Price:</b>	\$1,670,000 (\$290/SF)
<b>Condo Size:</b>	5,760 SF   2nd Floor
<b>Building Size:</b>	3 Story   16,897 SF
<b>Garage Parking- The Palace Lofts:</b>	5 Parking Spaces: \$175,000
<b>Parking Association:</b>	\$360/Space/Quarter
<b>Year Built/Renovated:</b>	1936/2006
<b>Municipality:</b>	City & County of Denver
<b>Roof Condition:</b>	2012
<b>Owner's Association - includes Cap Reserve:</b>	\$2,872/month
<b>Property Taxes (2025):</b>	\$35,456

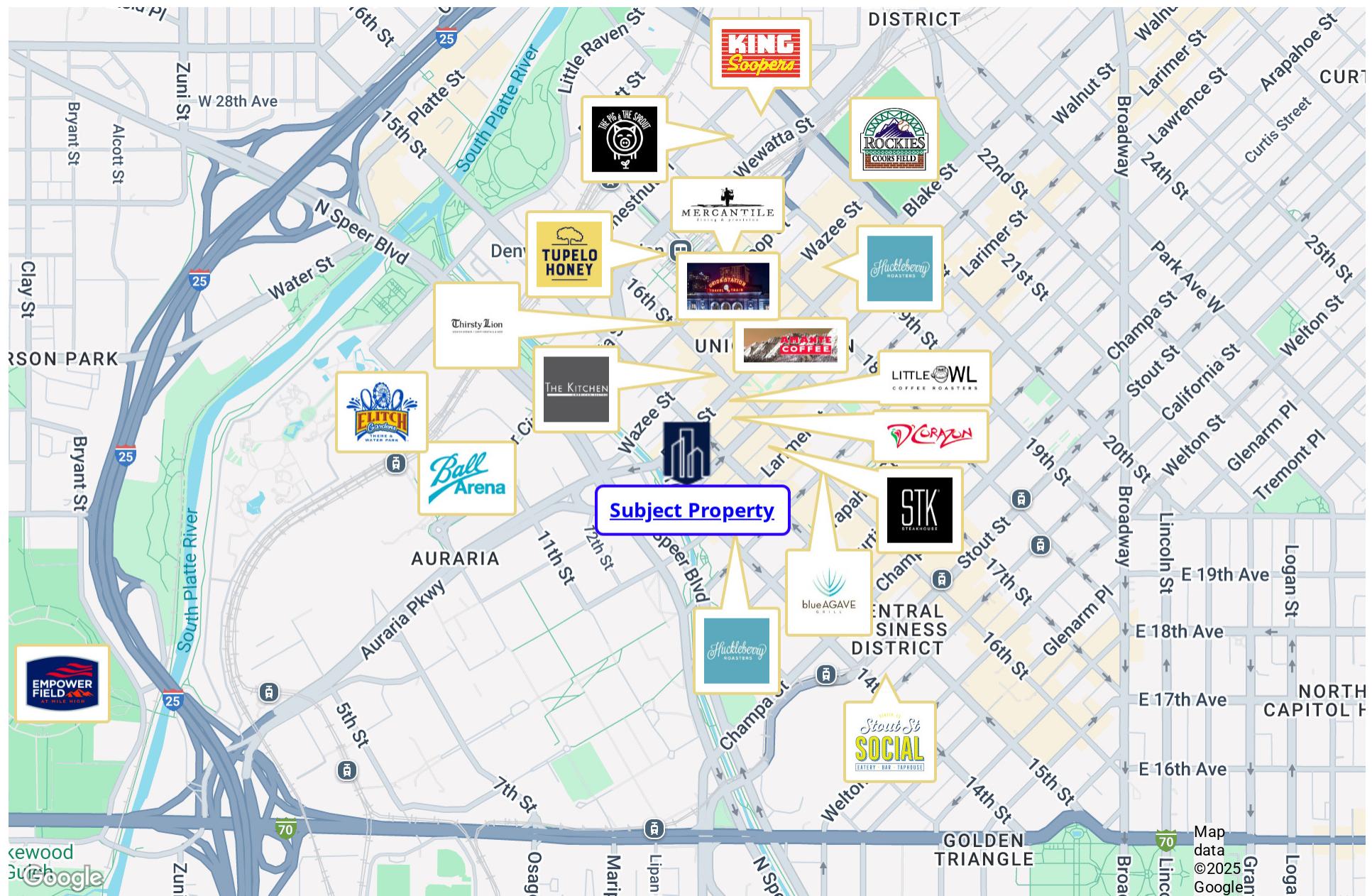
# IMAGES



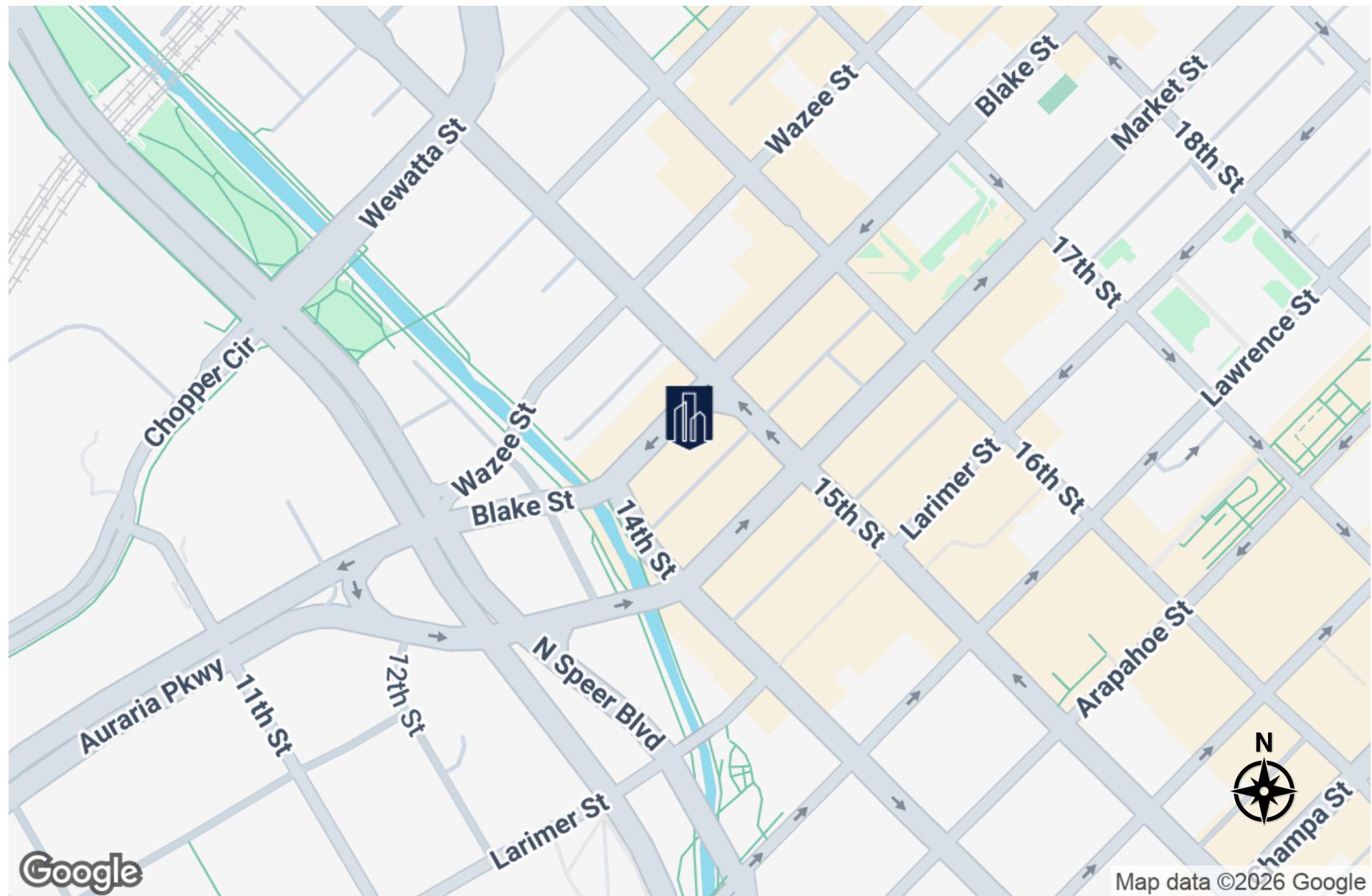
# LOCATION INFORMATION



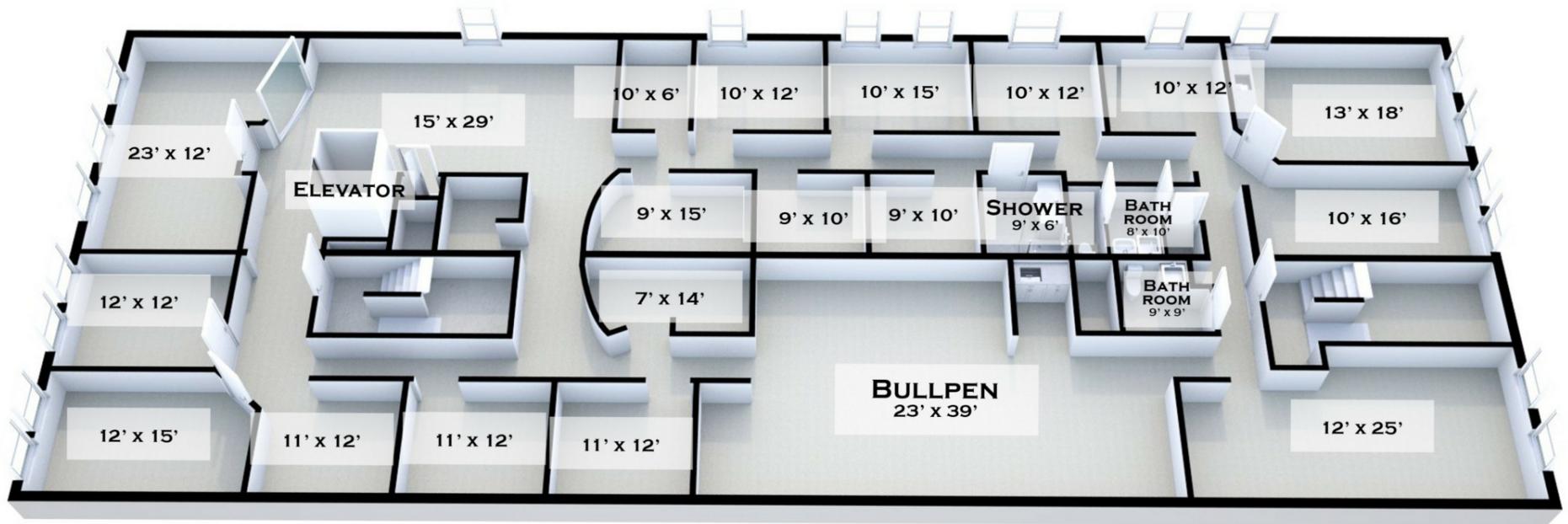
# RETAILER MAP



# LOCATION MAP

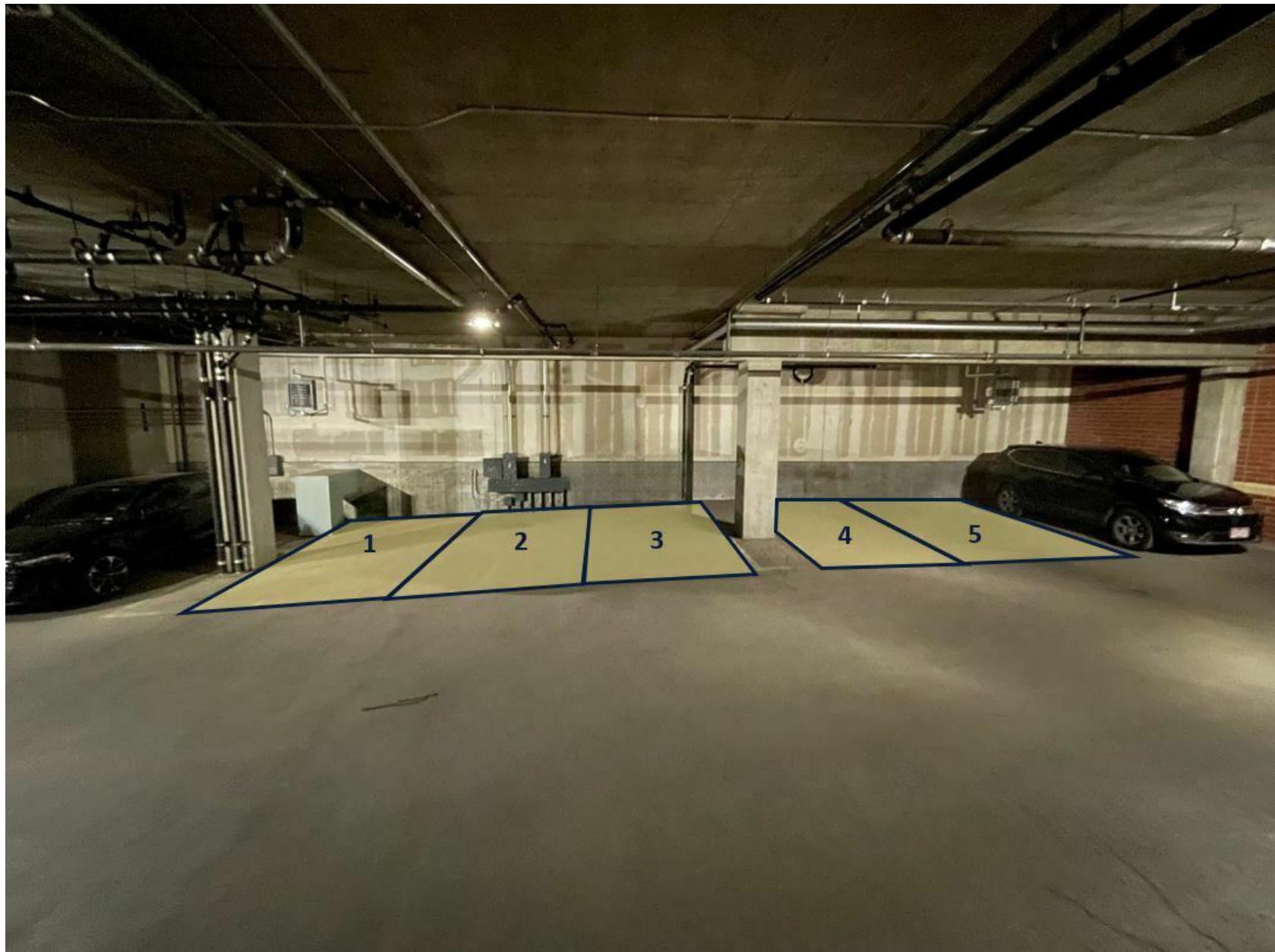


# FLOOR PLAN



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, all measurements should be verified. Digital Homes Photography 2023.

## COVERED PARKING | 5 SPACES- LOCATED AT THE PALACE LOFTS BUILDING



# SALE COMPARABLES



# SALE COMPS



1

## 1336 GLENARM PL

Denver, CO 80204

Price:	\$1,800,000	Bldg Size:	6,250 SF
Year Built:	1928	Price/SF:	\$288.00
Sold/Under Cont.:	Nov 21, 2025		



2

## 140 E 19TH AVE

Denver, CO 80203

Price:	\$1,300,000	Bldg Size:	6,169 SF
Year Built:	1982	Price/SF:	\$210.73
Sold/Under Cont.:	Nov 21, 2025		



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## 730 17TH ST

Denver, CO 80202

Price:	\$680,000	Bldg Size:	3,048 SF
Year Built:	1890	Price/SF:	\$223.10
Sold/Under Cont.:	June 11, 2025		



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## 1660 17TH ST

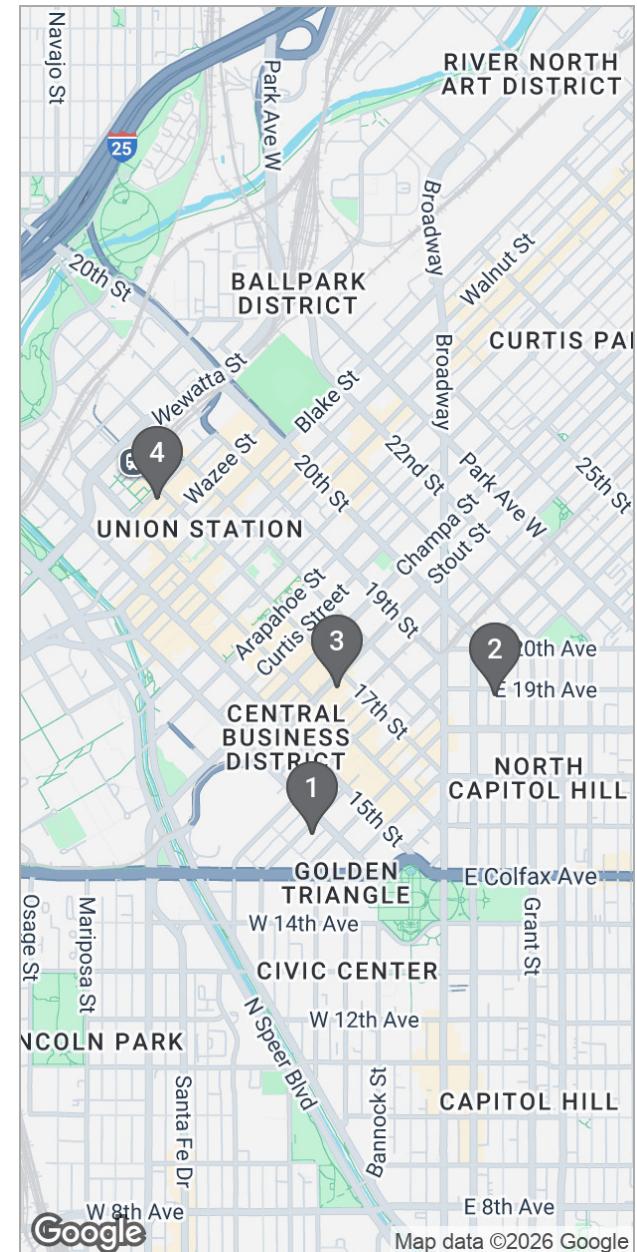
Denver, CO 80202

Price:	\$3,400,000	Bldg Size:	7,804 SF
Year Built:	1910	Price/SF:	\$435.67
Sold/Under Cont.:	Mar 27, 2025		



# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	YEAR BUILT	PRICE/SF
1	1336 Glenarm Pl Denver, CO	\$1,800,000	6,250 SF	1928	\$288.00
2	140 E 19th Ave Denver, CO	\$1,300,000	6,169 SF	1982	\$210.73
3	730 17th St Denver, CO	\$680,000	3,048 SF	1890	\$223.10
4	1660 17th St Denver, CO	\$3,400,000	7,804 SF	1910	\$435.67
<b>AVERAGES</b>		<b>\$1,795,000</b>	<b>5,818 SF</b>	<b>1927</b>	<b>\$289.38</b>



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*For more information about this building, contact:*

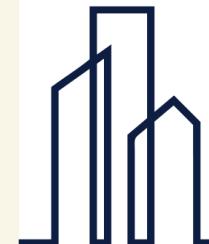
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501 S Cherry St. Suite 350 | Denver, CO 80246  
720.441.1460 | [info@madisoncommercial.com](mailto:info@madisoncommercial.com) | [madisoncommercial.com](http://madisoncommercial.com)