

# DOWNTOWN DENVER | STRASSER CANDY BUILDING

## 1440 BLAKE ST, DENVER

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

2ND FLOOR OFFICE FOR SALE



**PREPARED BY:**

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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.

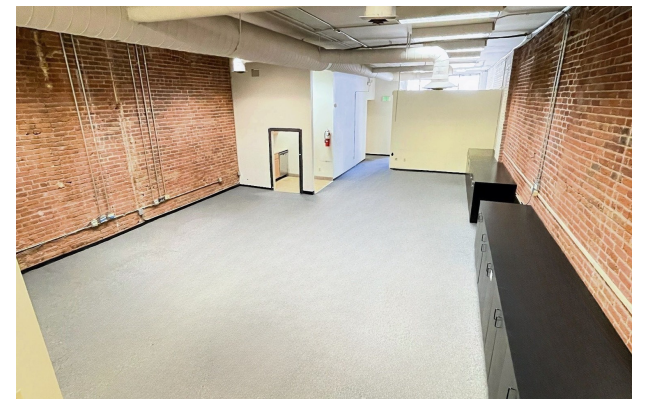
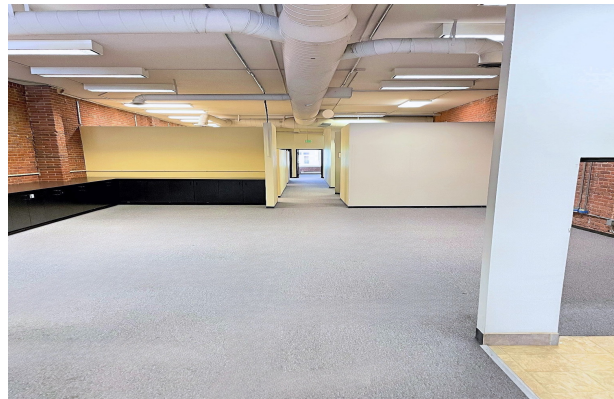
## PROPERTY HIGHLIGHTS

- 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

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

# IMAGES

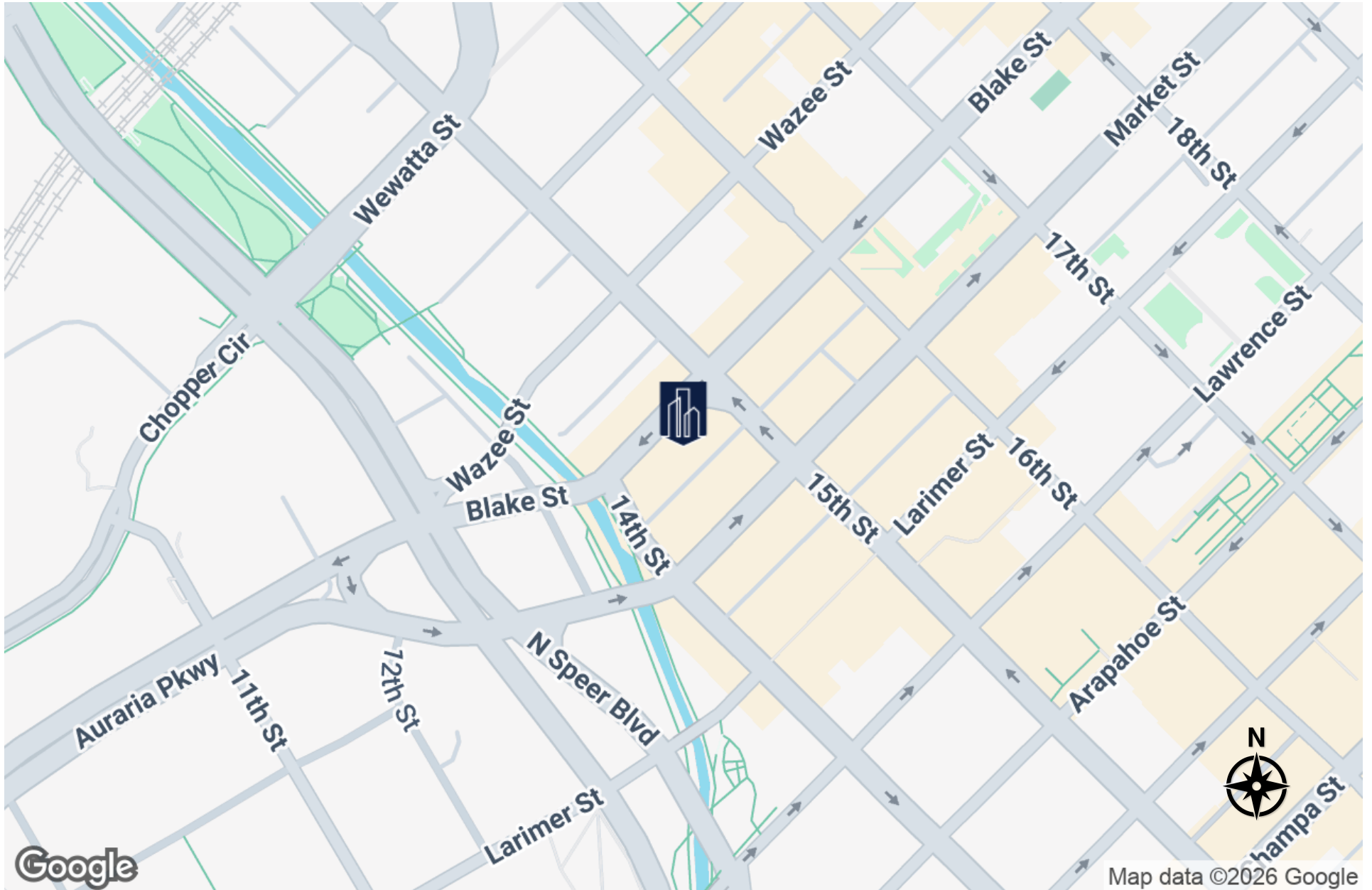


# LOCATION INFORMATION

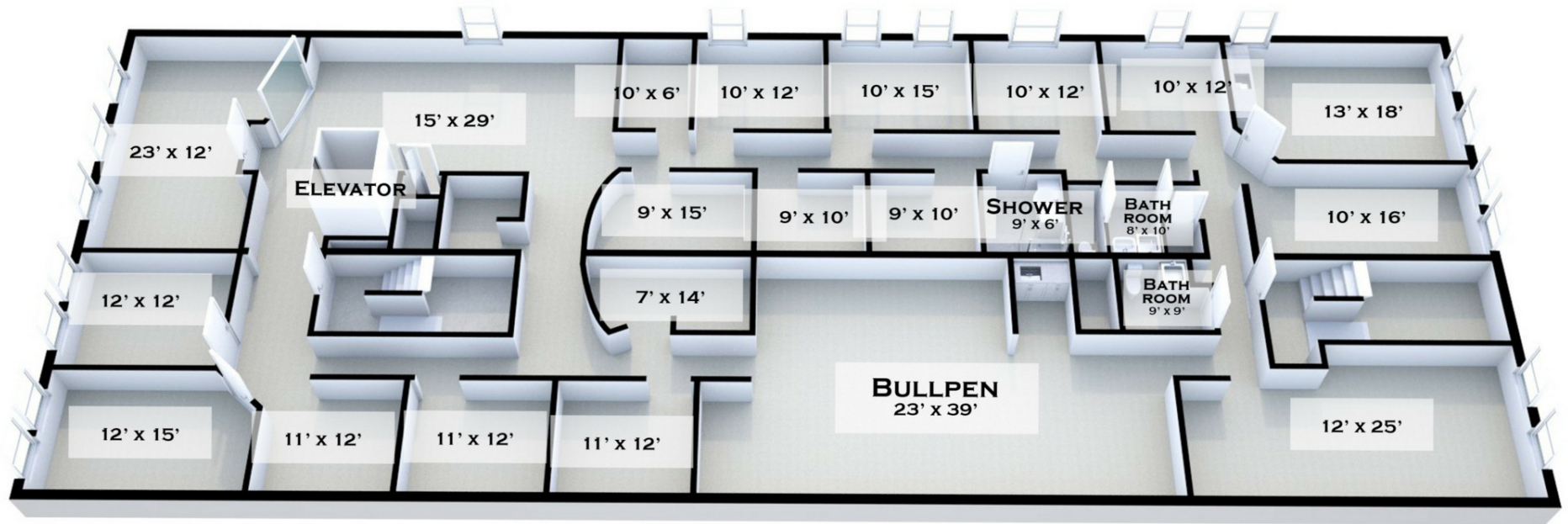


A map of downtown Denver, Colorado, centered on the intersection of W 16th St and N Speer Blvd. The map highlights the 'Subject Property' with a blue outline. Surrounding the subject property are various businesses, each marked with a yellow callout box containing their logo or name. These include King Soopers, Mercantile, Tupelo Honey, Thirsty Lion, The Kitchen, Ball Arena, Empower Field, Huckleberry, Little Owl Coffee Roasters, D'Crazin, STK, blueAGAVE, and Social. The map also shows major roads like I-25 and I-70, and landmarks like the South Platte River and the Golden Triangle. The map is credited to Google.

# 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.

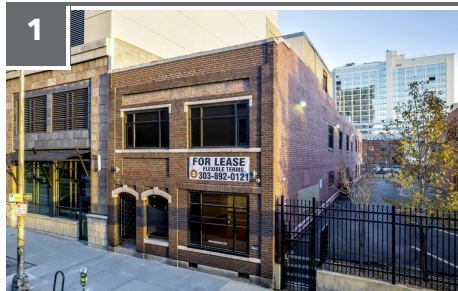
**COVERED PARKING | 5 SPACES- LOCATED AT THE PALACE LOFTS BUILDING**



# SALE COMPARABLES



# SALE COMPS



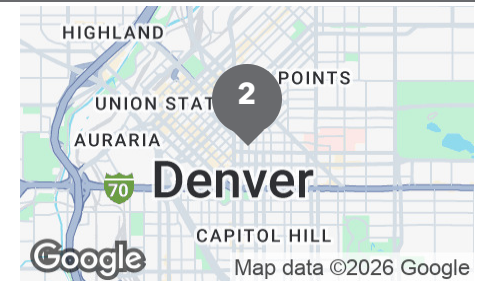
**1336 GLENARM PL**  
Denver, CO 80204

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



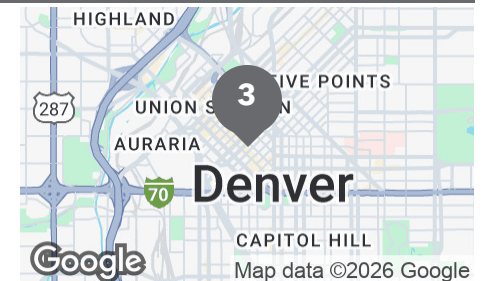
**140 E 19TH AVE**  
Denver, CO 80203

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



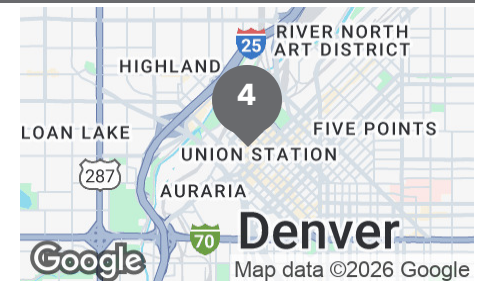
**730 17TH ST**  
Denver, CO 80202

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



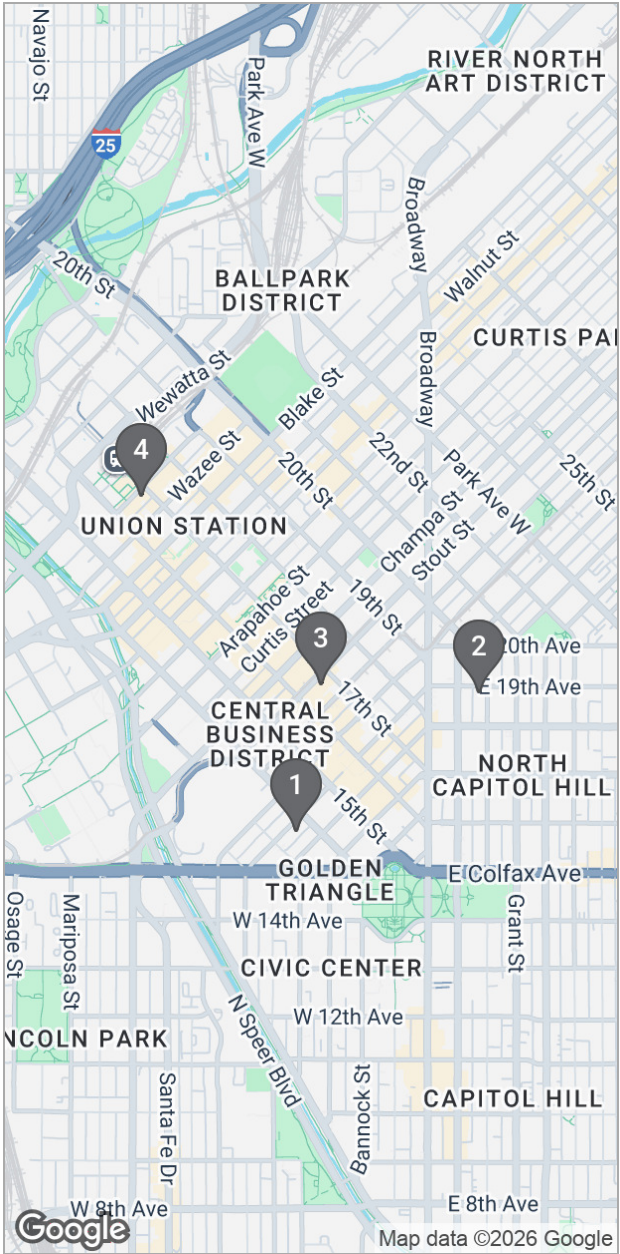
**1660 17TH ST**  
Denver, CO 80202

<b>Price:</b>	\$3,400,000	<b>Bldg Size:</b>	7,804 SF
<b>Year Built:</b>	1910	<b>Price/SF:</b>	\$435.67
<b>Sold/Under Cont.:</b>	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
AVERAGES		\$1,795,000	5,818 SF	1927	\$289.38



# DISCLAIMER

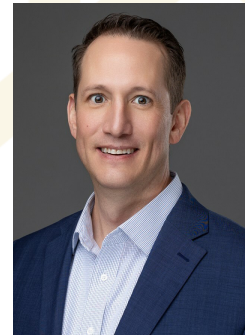
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

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*For more information about this building, contact:*

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**PROPERTIES**



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**PROPERTIES**

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