

DOWNTOWN DENVER | STRASSER CANDY BUILDING

1440 BLAKE ST, DENVER

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

2ND FLOOR OFFICE FOR SALE



PREPARED BY:

DOUG GATES

Commercial Real Estate Advisor

Office: 303.905.0406

Direct: 303.905.0406

dgates@madisoncommercial.com





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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

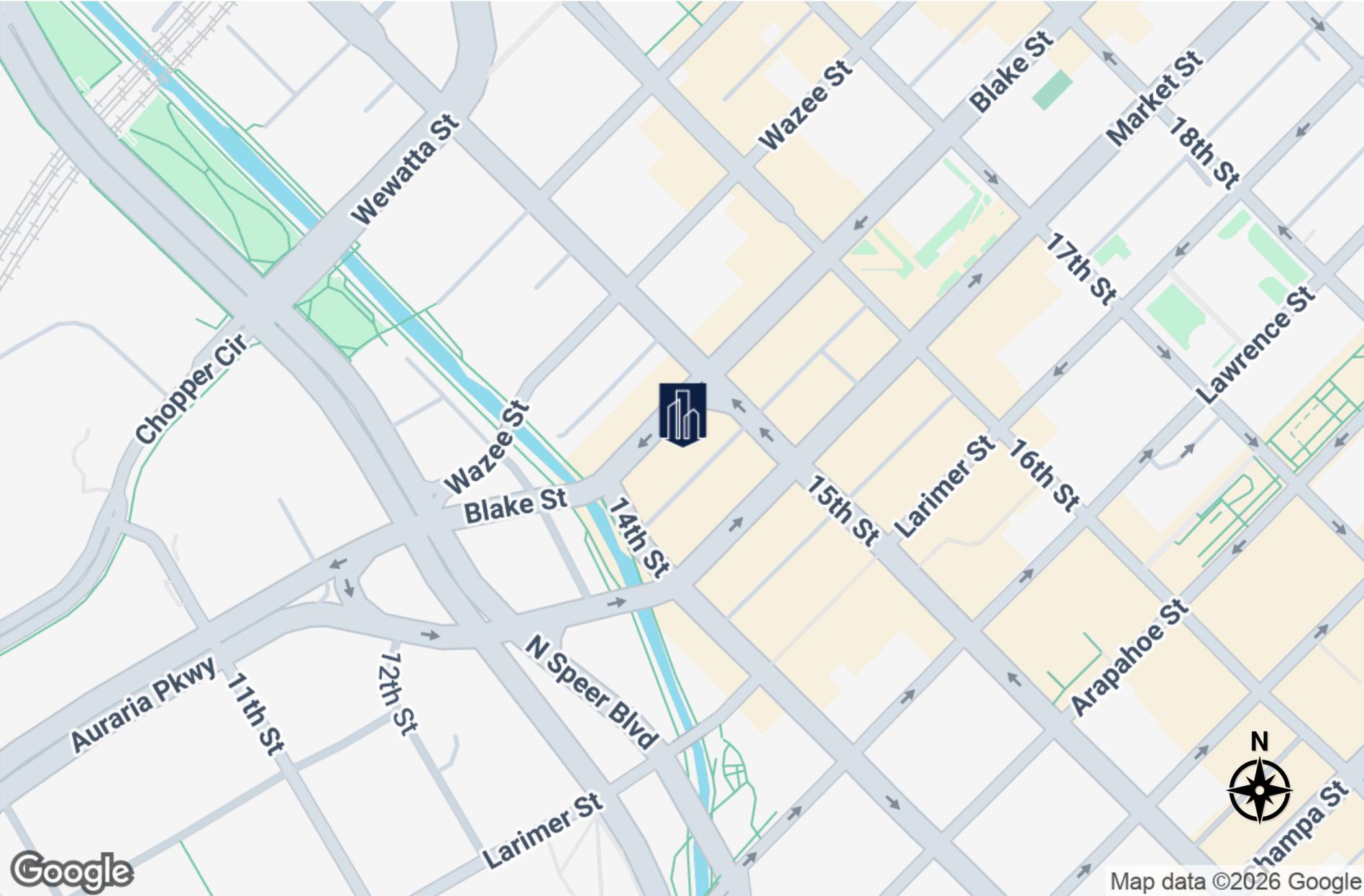
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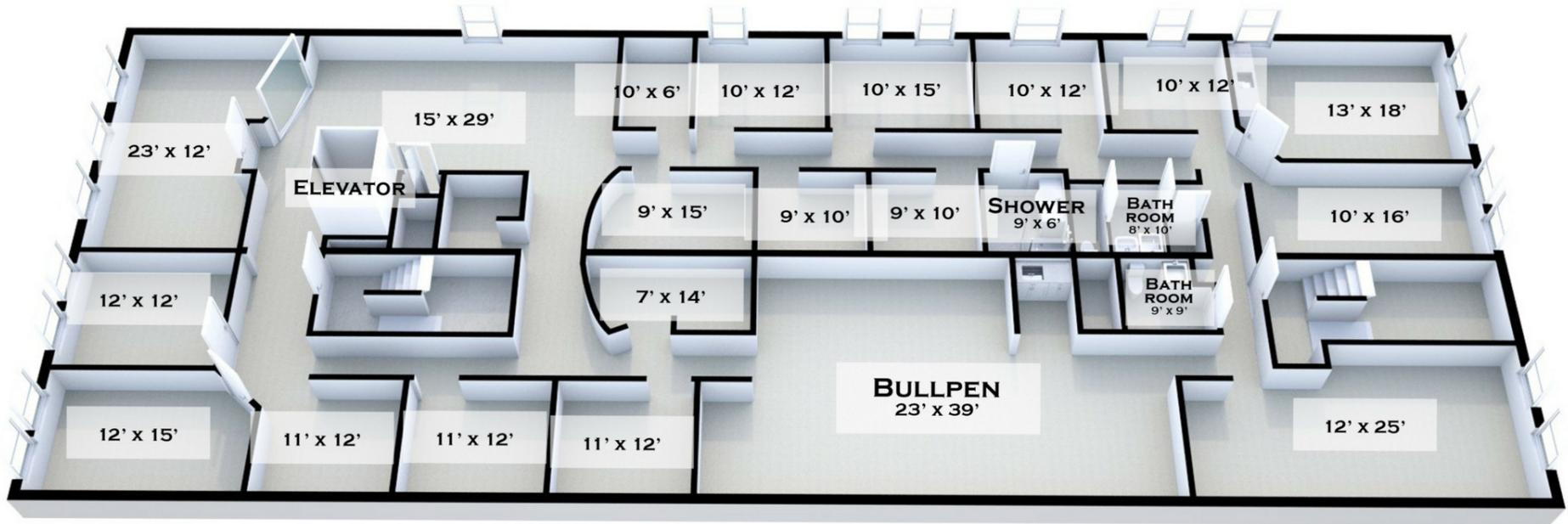
LOCATION INFORMATION



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

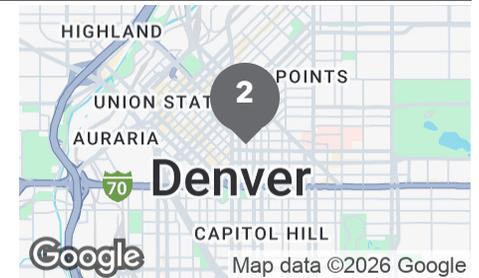
Price:	\$1,800,000	Bldg Size:	6,250 SF
Year Built:	1928	Price/SF:	\$288.00
Sold/Under Cont.:	Nov 21, 2025		



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		



3

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		



4

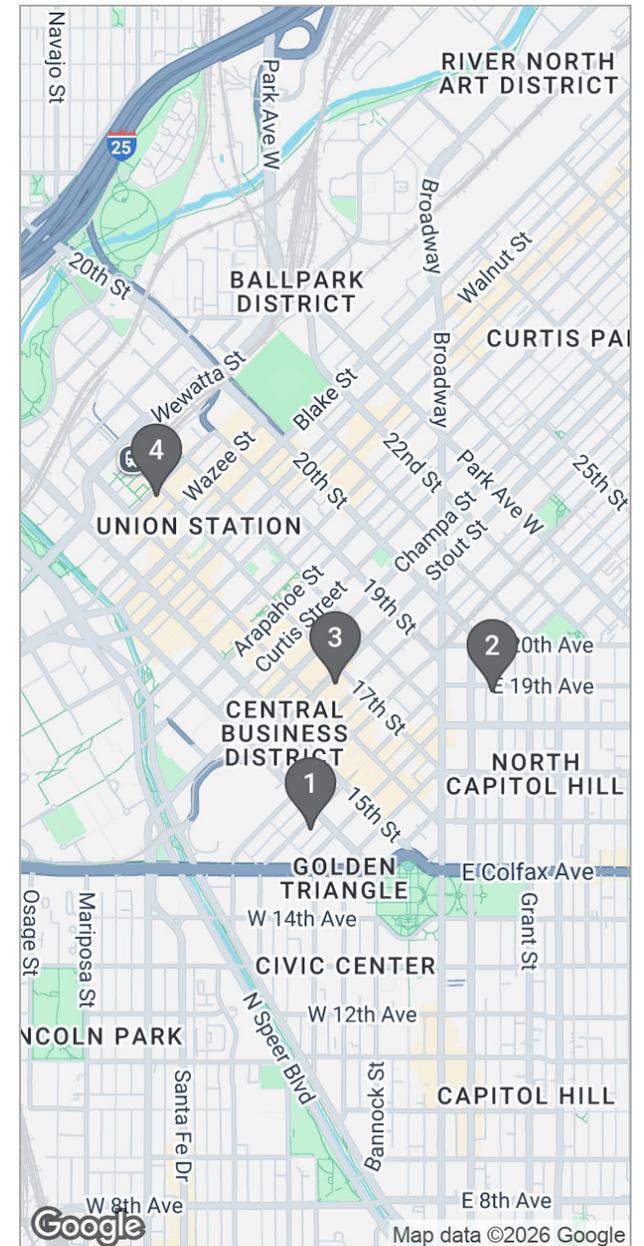
1660 17TH ST
Denver, CO 80202

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
AVERAGES		\$1,795,000	5,818 SF	1927	\$289.38



Prepared by JPMorgan Chase Bank (For discussion purposes only;

Rates are indicative of today's index and may change before closing

SBA 504 Summary for: Purchase of Owner Occupied Real Estate

Property Address: 1440 Blake Street, Unit 200, Denver

USE OF PROCEEDS		
Purchase Land		\$0
Purchase Building/Land		\$1,670,000
Equity in property (estimate)		\$0
Soft Costs		
Business Expenses	\$0	
Upgrades to property	\$0	
1% Prepayment Penalty	\$0	
Title Insurance / Recording	\$0	
Total Soft Costs		\$0
Estimated Appraised Value		\$1,670,000

DEBT SERVICE: BANK LOAN	
Bank's Conventional Loan	\$835,000
Amortization (in months - estimated)	300
est. Interest Rate (estimated)	6.990%
Monthly Payment (estimated)	\$5,896.28

DEBT SERVICE: SBA 504 LOAN	
SBA 504 Gross Debenture Amt	\$685,000
Term/Amortization (in months)	300
Effective Interest Rate January 2026)	5.820%
Monthly Payment (estimated)	\$4,338.40
(25 year fixed rate)	

504 FINANCING STRUCTURE	%	\$
Bank's Conventional Loan	50%	\$835,000
Net SBA 504 Loan Proceeds	40%	\$668,000
Borrower's Equity	10%	\$167,000
TOTAL PROJECT COSTS	100%	\$1,670,000

TOTAL DEBT SERVICE:	
BANK + 504 LOAN	
Bank's Conventional Loan	\$5,896.28
SBA 504 Loan (2nd DOT)	\$4,338.40
Combined Monthly Payment	\$10,234.68
Combined Interest Rate (est.)	6.463%

Note: The financing structure shown is for an existing business buying or building a multi-purpose property.
 >If the business is less than two years old then the Borrower's Contribution must be increased to 15% and the SBA 504 Loan must be reduced to 35%.
 >If the business is more than two years old but the property is a limited use / specialty-use type property then the Borrower's Contribution must be increased to 15% and the SBA 504 Loan must be reduced to 35%.
 >If the business is less than two years old AND the property is a limited use / specialty-use then the Borrower's Contribution must be increased to 20% and the SBA 504 Loan reduced to 30%.

Notes/Comments

>> Effective rate on the 504 loan includes the statutory minimum servicing rate of 0.625%, the servicing rate CDC's always charges. (not all CDC's charge the lowest allowable servicing fee)

>> Prepayment penalties apply and are shown in a separate exhibit. It is complicated, but essentially 100% of one year of interest in year one, declining 10% each year through year ten.

>> Thank you for the opportunity to offer this loan illustration. Please contact me with any questions.

>>Professional Fees (Estimate) includes bank fees @ 0%, appraisal, environmental report, title insurance, recording fees, etc.

504 PROGRAM FEE STRUCTURE	\$
Bank's Interim Loan = Net 504 Loan	\$668,000
CDC Processing Fee (=1.50%)	\$6,680
Fiscal Agent Funding Fee (=0.25%)	\$1,670
SBA Reserve Gty Amount (=0.5%)	\$3,340
SBA Legal/Closing Fees (\$2,500)	\$2,500
Bond Underwriting Fee (=0.40%)	\$2,740
TOTAL	\$684,930
GROSS 504 LOAN (rounded up)	\$685,000
Balance (rounding) returned to borrower	\$70



Joey Felix

Senior Business Relationship
Manager



For More Information, Contact:

Joey Felix
303-359-5617
joey.felix@chase.com

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Joey Felix

Senior Business Relationship Manager for Chase in Littleton, Colorado. I have over 12 years of experience in financial services.

My goal is to understand your business in a way that allows Chase to bring unique insights and value to every interaction with your business. I can provide you access to the broader team of experts in areas such as cash management, credit solutions, and other business services.

Additionally, our advanced online capabilities and mobile tools give you access to your Chase business accounts from most digital devices. And you'll have access to telephone banking options that can make your banking more convenient.

Here are just a few great ways we can help:

- Speak directly with our experienced Senior Service Specialists in the Chase Platinum Service Center, available when you need them.
- Simplify your cash management with Chase Business Online and Chase Mobile®¹.
- Get helpful advice on ways to manage cash flow, and plan for your future business and personal needs.

¹ Chase MobileSM app is available for select mobile devices. Message and data rates may apply.

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Deposit, credit card and lending products provided by JPMorgan Chase Bank, N.A. Member FDIC.

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:

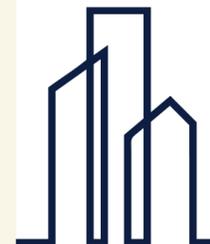
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501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | info@madisoncommercial.com | madisoncommercial.com