

INVESTMENT SALE OF OFFICE CONDO



GLENARM PLACE

1800 Glenarm Pl, Second Floor, Denver, CO 80202

Sales Price | \$1,075,000

Second Floor SF | 4,451 SF



HENRY GROUP
REAL ESTATE

Amanda Tompkins S. Vice President | Amanda@henrygroupre.com | 720.837.5541

OFFERING SUMMARY

Henry Group Real Estate is pleased to present a rare opportunity to **acquire the entire second-floor office condo at 1800 Glenarm Place in Denver, CO.**

Spanning 4,451 SF, this **corner unit offers abundant natural light** through expansive windows and sweeping views of Denver's Central Business District. The building features a modern, professional lobby, a shared conference room, and a fitness center—creating a highly functional and convenient workplace environment.

This offering is available for purchase at \$1,075,000. Currently there is a tenant leasing the condo until May 31, 2027 and the tenant pays \$11,000 per month.

LOCATION DESCRIPTION

Situated at 18th Street and Glenarm Place, this second-floor office condo offers a prime address in the heart of Denver's Central Business District.

The location provides **exceptional walkability to premier dining, boutique coffee shops, hotels, and urban amenities**, with effortless access to light rail, bus lines, and major highways.

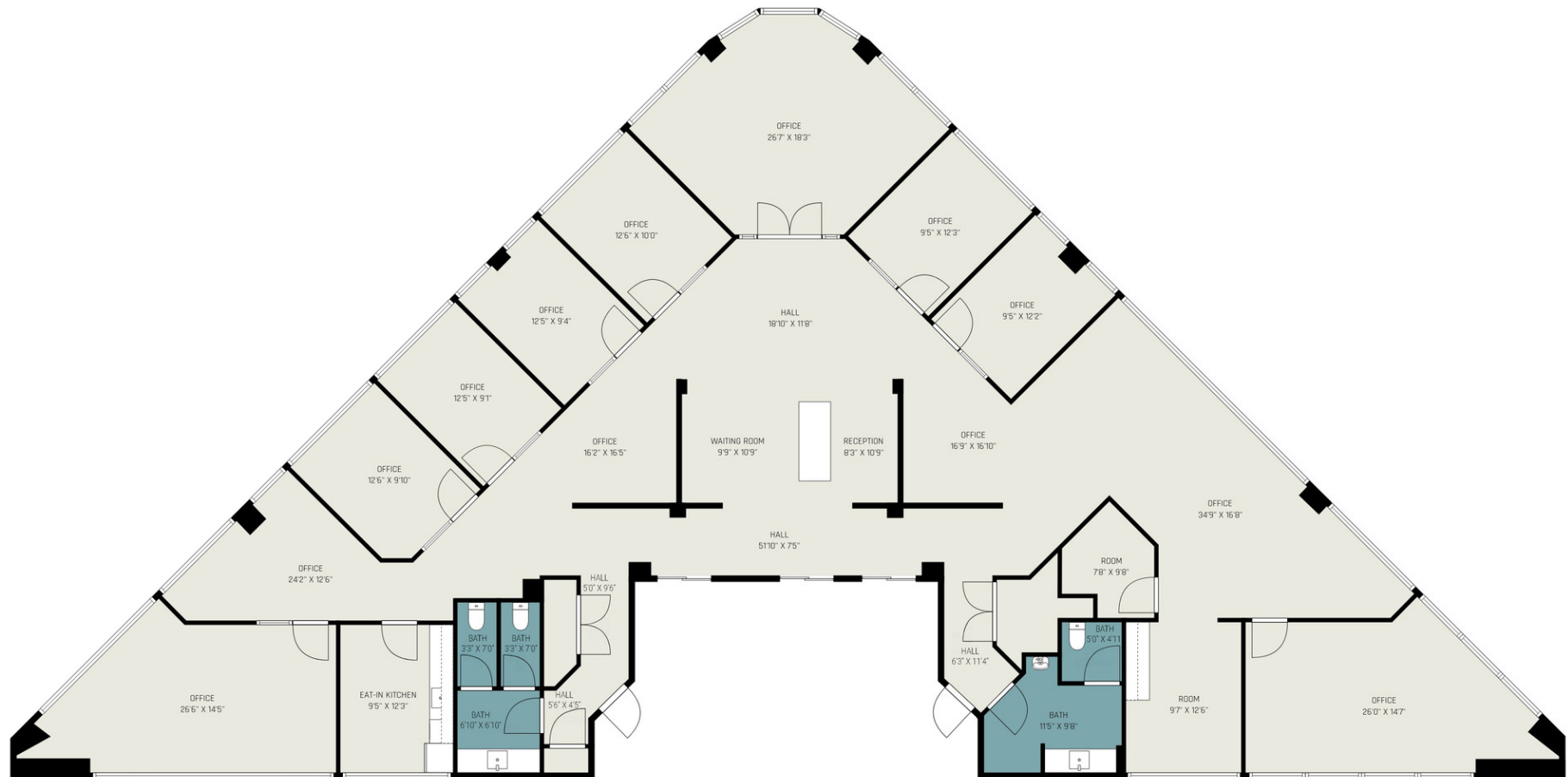
Its central position makes it an ideal choice for businesses seeking a professional, connected, and convenient downtown presence.

PROPERTY HIGHLIGHTS

- Entire second-floor condo totaling 4,451 SF
- Expansive corner windows with abundant natural light
- Views of Denver's Central Business District skyline
- Modern lobby, shared conference room, and fitness center
- Highly walkable downtown location near restaurants, hotels, and transit



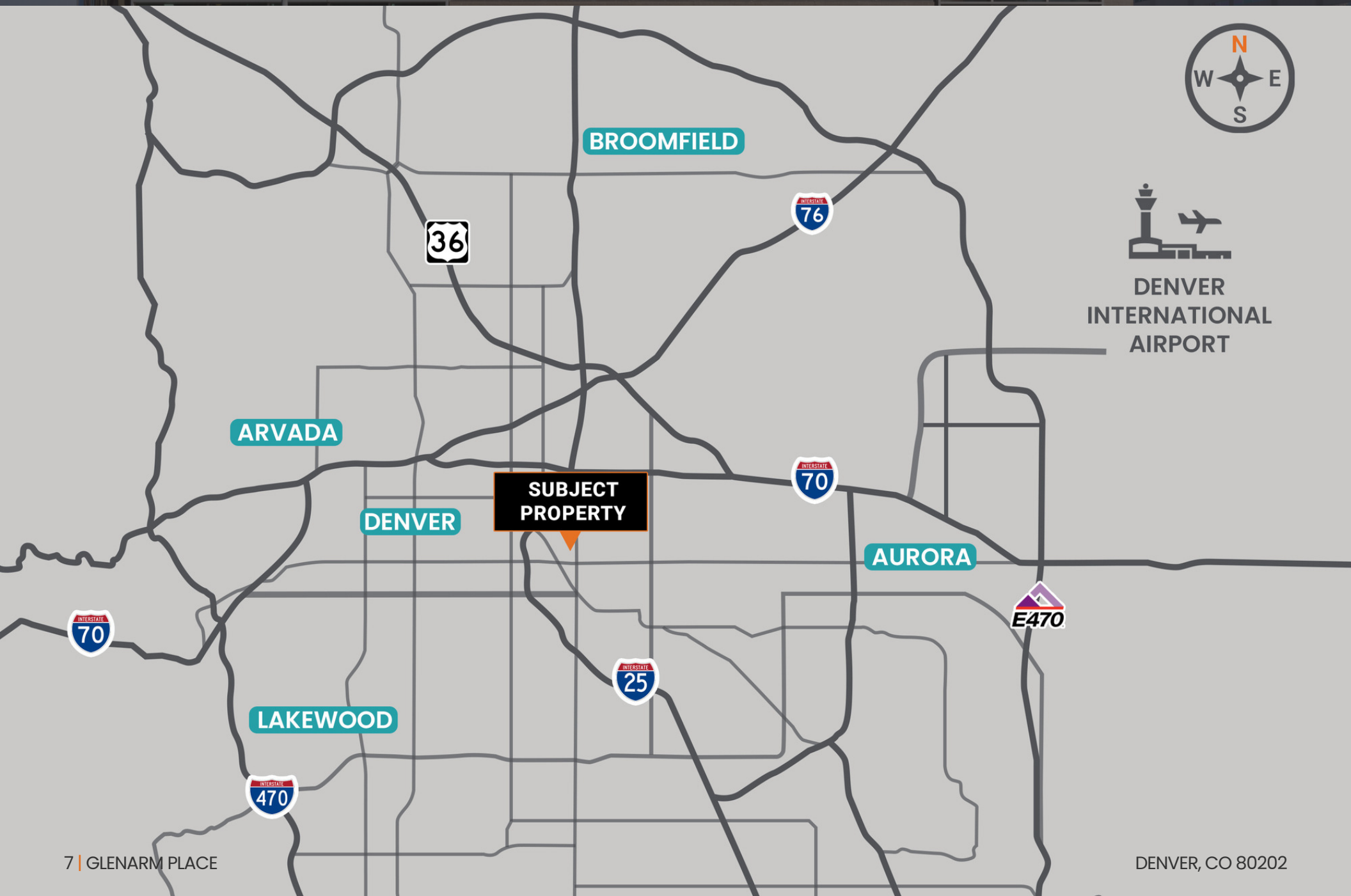
Building Name	Glenarm Place
Property Address	1800 Glenarm Pl, Second Floor, Denver, CO 80202
Building Size	57,342 SF
Year Built/Renovated	1980 2009
Zoning	D-C
Sales Price	\$1,075,000
Tenant Lease Expiration	May 31, 2027
Tenant Monthly Base Rent	\$11,000
Second Floor SF	4,451 SF
HOA Dues	\$2,756.24/Month
HOA Dues Cover	Janitorial (bathroom and office), HVAC unit maintenance/repair, building gym, common conference rooms, window cleaning, gas, water, trash, recycling, common area signage, carpet cleaning, snow removal, landscaping, elevator maintenance, internet. <i>Owner responsible for electricity.</i>
2024 Taxes	\$18,884.94









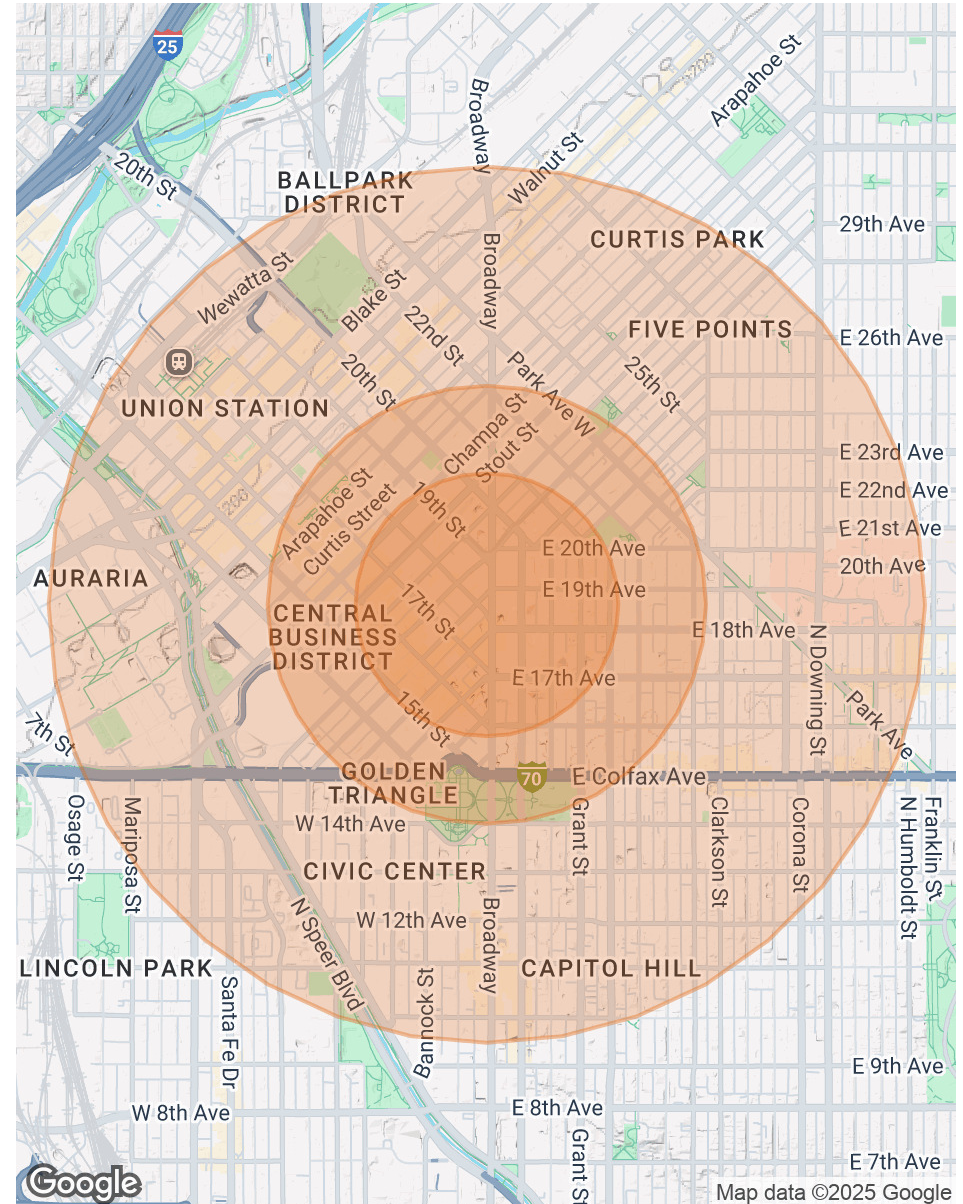






	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	4,625	15,421	49,749
Average Age	38	39	38
Average Age (Male)	38	39	39
Average Age (Female)	38	39	37
HOUSEHOLDS & INCOME			
Total Households	2,935	9,800	30,452
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$121,747	\$116,729	\$117,081
Average House Value	\$644,510	\$707,856	\$762,701

* Demographic data derived from 2020 ACS - US Census



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com