

INVESTMENT SALE OF OFFICE CONDO



SALES PRICE REDUCED!

GLENARM PLACE

1800 Glenarm Pl, Second Floor, Denver, CO 80202

Sales Price | ~~\$1,075,000~~ **\$1,000,000**

Second Floor SF | 4,451 SF

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HENRY GROUP
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OFFERING SUMMARY

Henry Group Real Estate is pleased to present a rare opportunity to **acquire the entire second-floor office condominium at 1800 Glenarm Place** in Denver, Colorado, **now offered at a reduced price of \$1,000,000.**

The **4,451 SF corner unit features expansive windows, abundant natural light, and views of Denver's Central Business District.** The building offers a modern lobby, shared conference room, and **on-site fitness center**, creating a **highly functional office environment.**

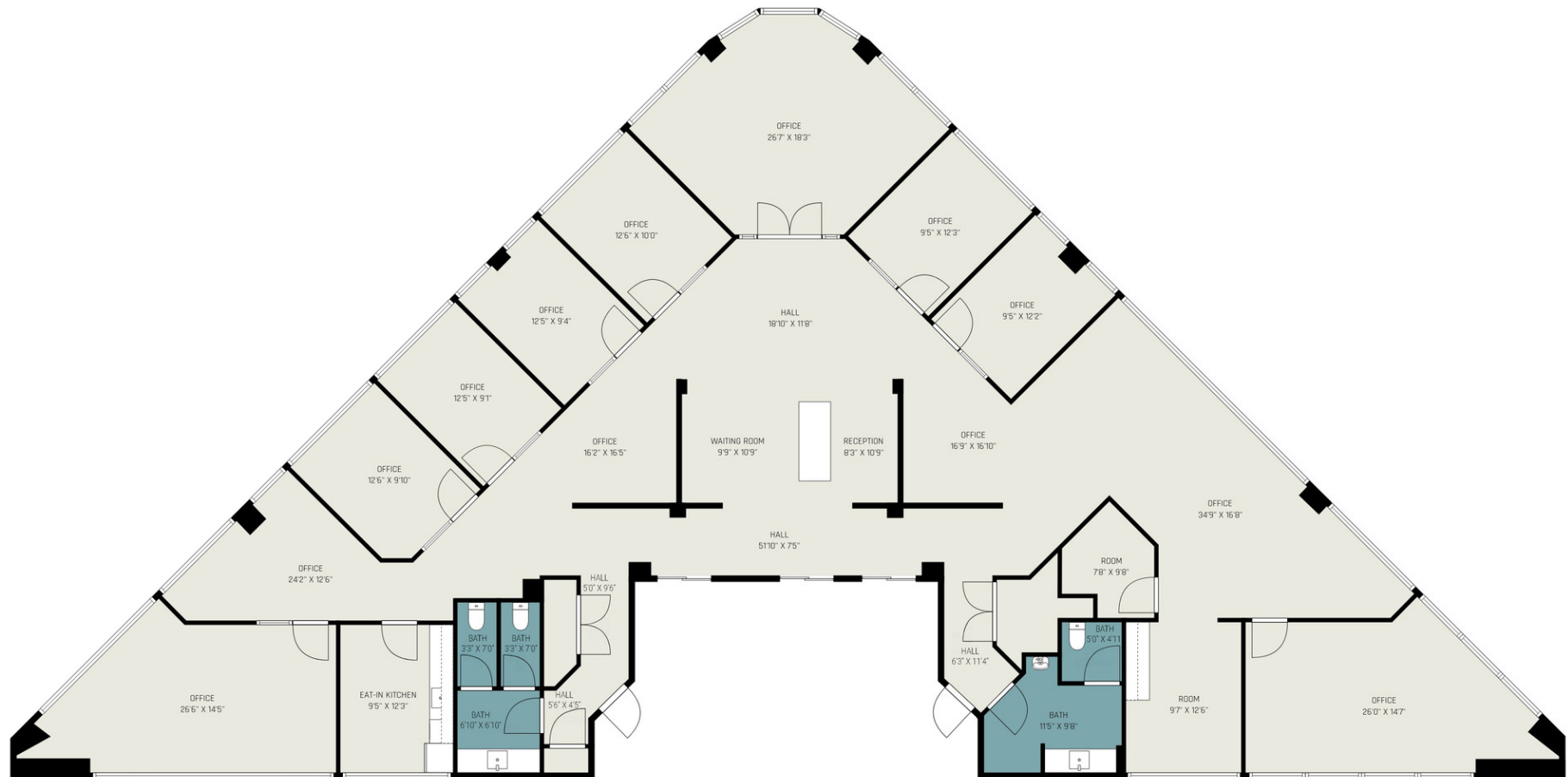
The property is currently leased through May 31, 2027, with the tenant paying \$11,000 per month, providing stable in-place income.

Located at the intersection of 18th Street and Glenarm Place, the condo benefits from a prime CBD address with exceptional walkability to dining, coffee shops, hotels, transit, and major roadways—ideal for a professional downtown presence.

Property Address	Glenarm Place 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 \$1,000,000
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

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











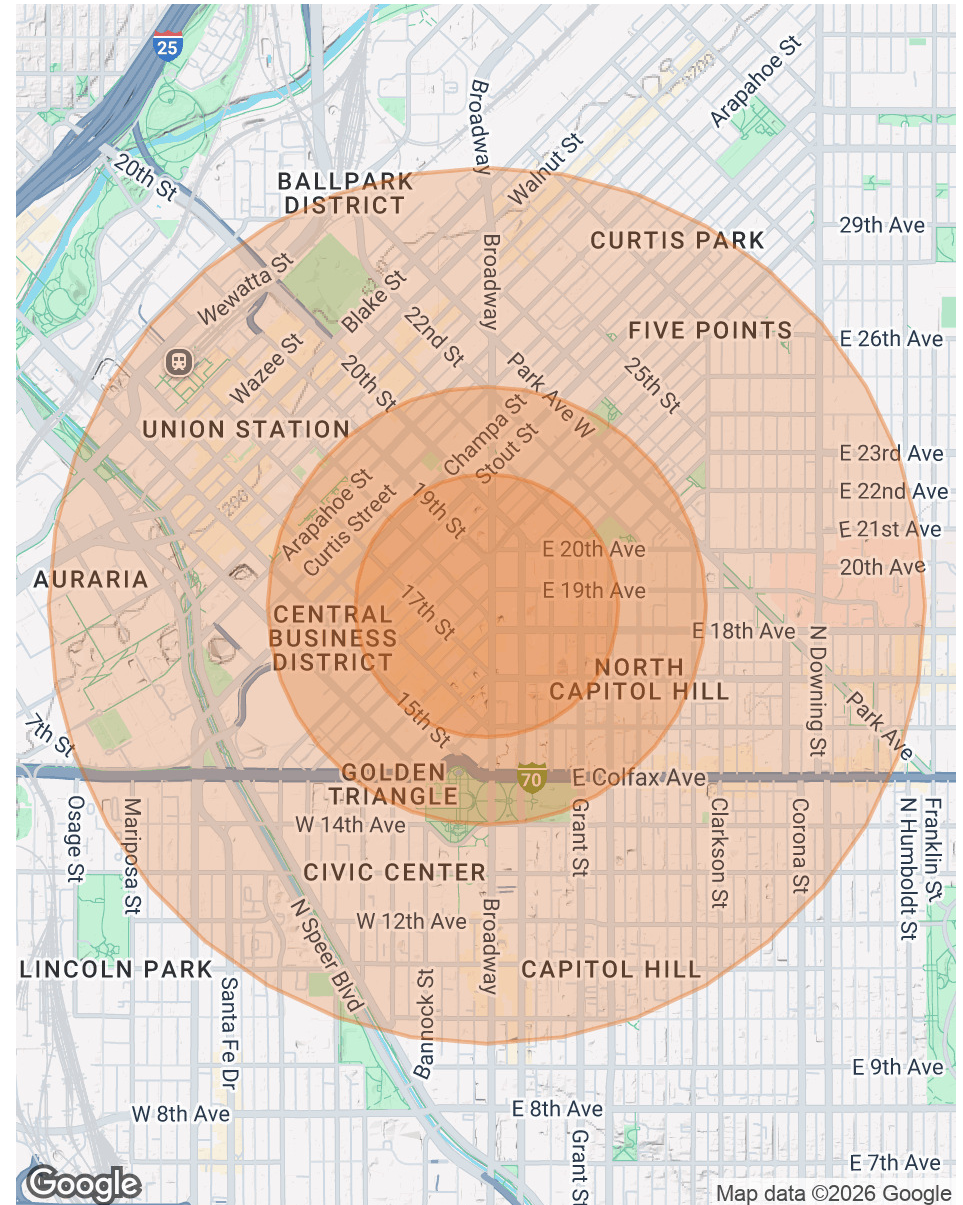




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,625	15,421	49,749
Average Age	38	39	38
Average Age (Male)	38	39	39
Average Age (Female)	38	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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



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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.



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