

# 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**  
REAL ESTATE



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	<del>\$1,075,000</del> <b>\$1,000,000</b>
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

## 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.**

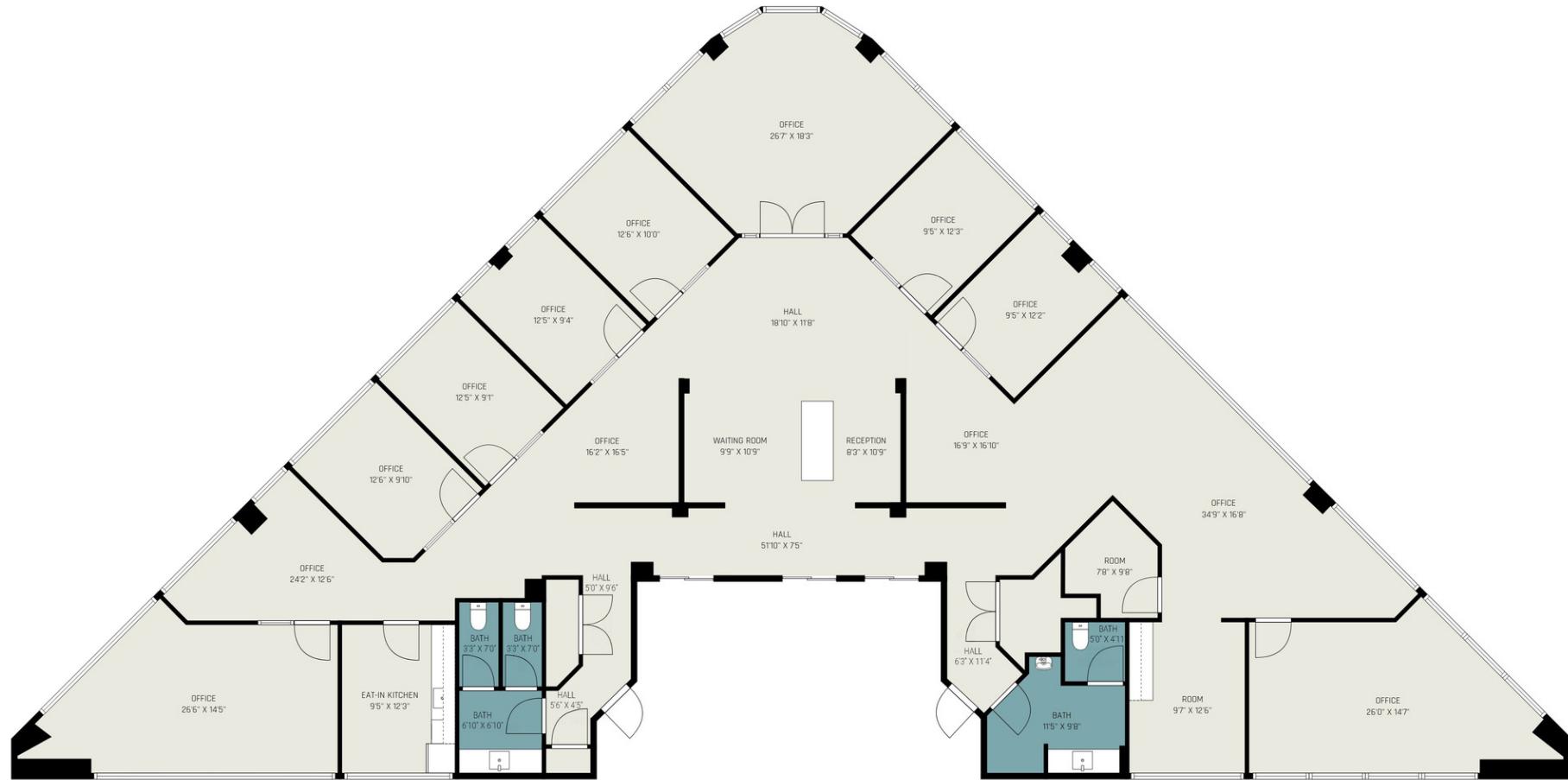
The **4,451 SF corner unit features expansive windows, abundant natural light, and views of Denver's Central Business District.** The building offers a modern lobby, shared conference room, and **on-site fitness center**, creating a **highly functional office environment.**

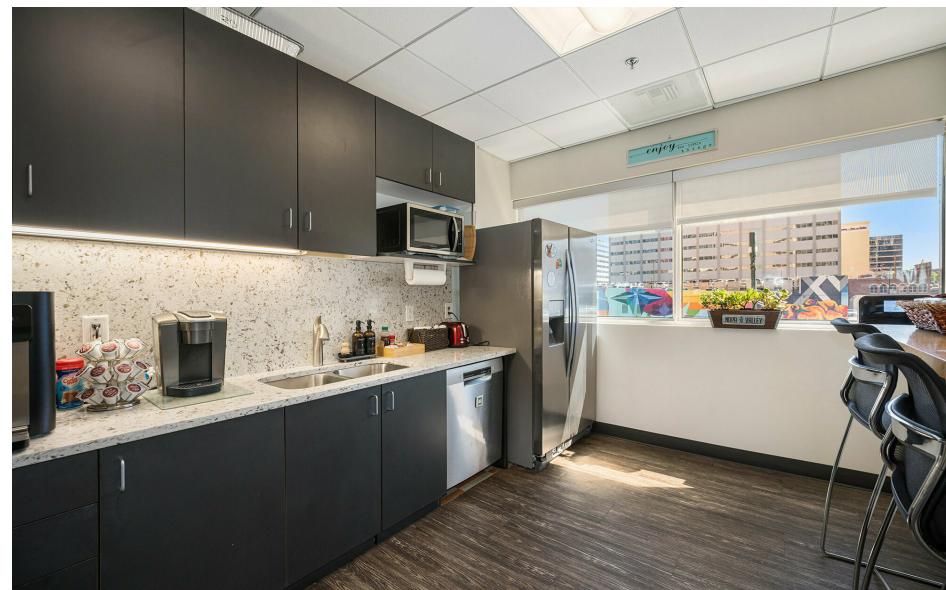
**The property is currently leased through May 31, 2027, with the tenant paying \$11,000 per month, providing stable in-place income.**

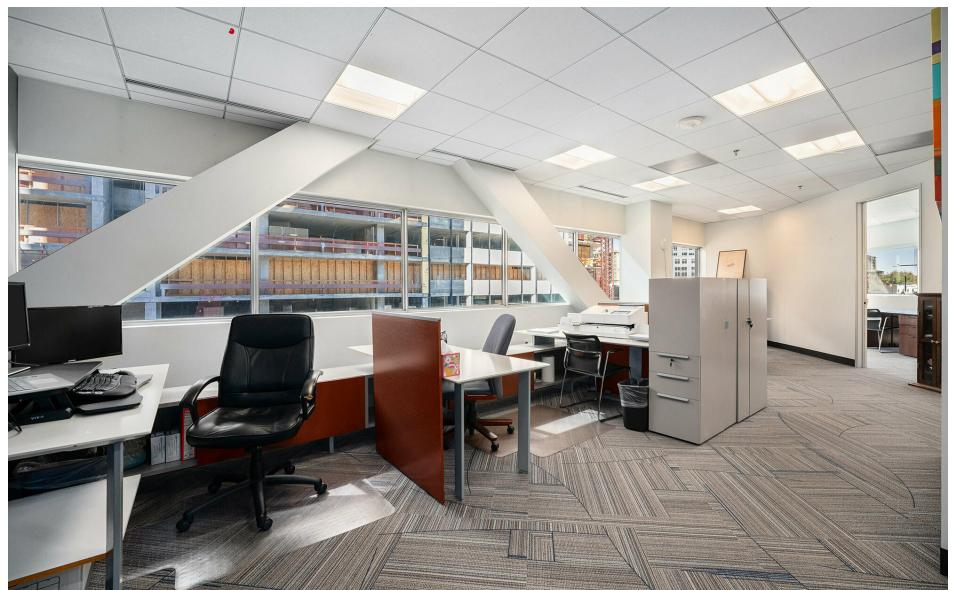
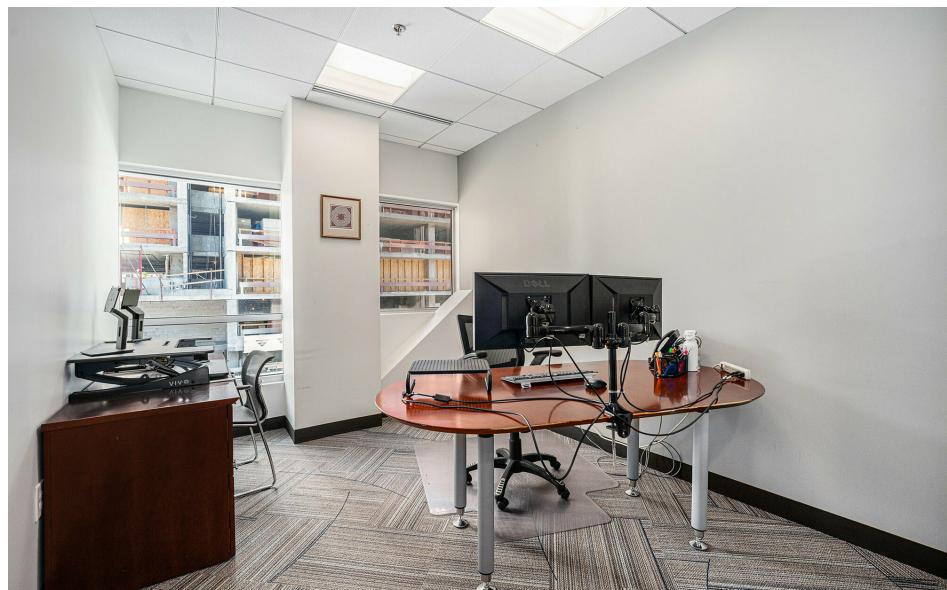
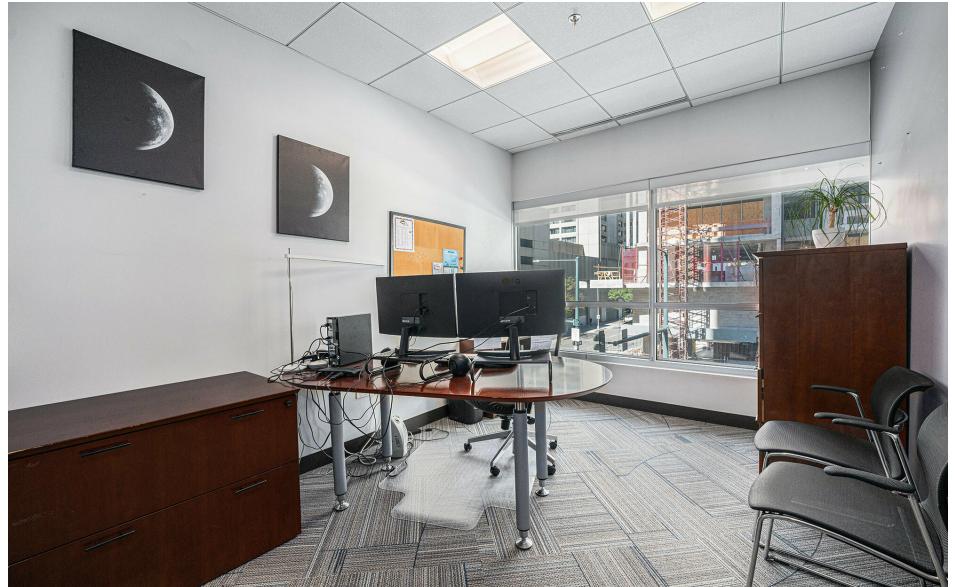
Located at the intersection of 18th Street and Glenarm Place, the condo benefits from a prime CBD address with exceptional walkability to dining, coffee shops, hotels, transit, and major roadways—ideal for a professional downtown presence.

## PROPERTY 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











DENVER  
INTERNATIONAL  
AIRPORT







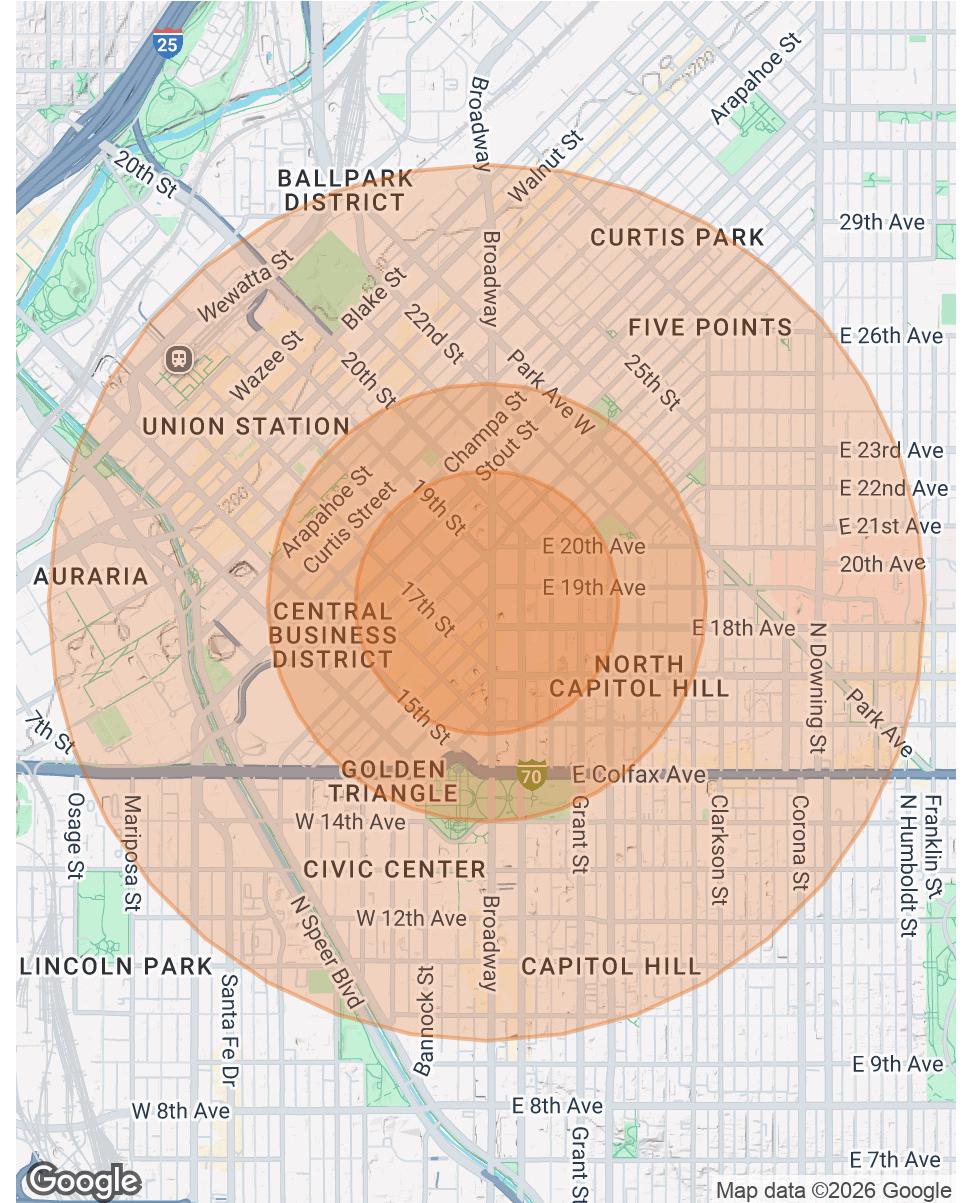
## POPULATION

	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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