

Office Building For Sale



**1041 ACOMA ST
REDEVELOPMENT OPPURTUNITY**

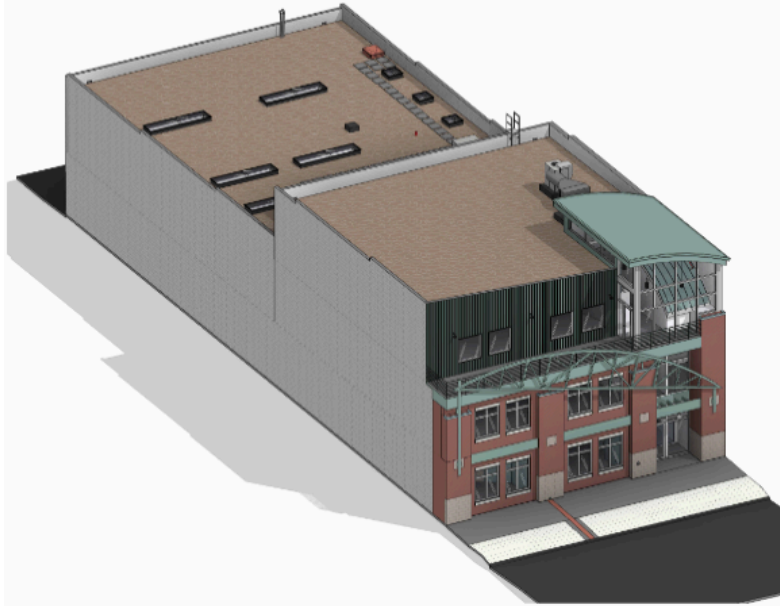
DANNY POMIRCHY
PRINCIPAL

📞 720.454.8027

✉️ dpomirchy@pmgdevelop.com

🌐 pmgrealtyco.com

Investment Overview



PROPERTY DESCRIPTION

Currently a 14,234 SF office building with 24 secured garage parking spaces, elevator access, skylights, and a central location steps from Civic Center Park and the Denver Art Museum. The property includes architectural plans, engineering documents, and concept drawings for a sleek new 24,184 SF Class A office building featuring a secured garage and a covered rooftop patio, already submitted to the City of Denver for permit approval. Submitted plans call for a 12,888 SF third-floor addition and a complete exterior and interior redesign, featuring sleek black metal paneling, large modern windows, and a rooftop skylight along with a covered rooftop space ideal for entertaining. The proposed 28,184 SF of Class A workspace will include 10-foot ceilings, open floorplates, private suites, and high-efficiency MEP systems all designed to meet updated City of Denver codes.

A ground-floor retail space at the main entry offers potential for a coffee shop or other retail use, enhancing tenant experience and street-level activation.

With entitlements secured and permits submitted, the project is positioned for a fast-track launch. Bid-ready documents are available for immediate GC engagement.

For plans, pro formas, or a site tour, contact Danny Pomirchy at dpomirchy@pmgdevelop.com or 720.454.8027.



OFFERING SUMMARY

Sale Price	\$5,000,000
Price/SF	\$351
Property Type	Office

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Household	4,656	22,910	45,600
Total Populatotion	11,064	66,992	173,042
Average Income	\$133,850	\$150,518	\$138,464



DANNY POMIRCHY
PRINCIPAL

720.454.8027

dpomirchy@pmgdevelop.com

Current Building

PROPERTY DESCRIPTION

Property Type	Office
Building Size:	14,234 SF
Lot Size:	9,300 SF
Year Built:	2001
Zoning:	D-G-T (Denver)
Parking:	24 Garage Secured Spaces

PROPERTY FEATURES:

- Owner-user opportunity in the heart of the Golden Triangle
- Walkout rooftop patio
- Elevator Access
- Skylights providing excellent natural light
- Prime location: Located near brand new res, School cafe
- Surrounded by top-tier restaurants, galleries, and cultural institutions, and the Civic Center
- 15 Security Cameras and Full Security System

Redesigned Building

PROPERTY DESCRIPTION

Property Type	Office
Building Size:	24,184 SF
Lot Size:	9,300 SF
Year Built:	2001
Zoning:	D-G-T (Denver)
Parking:	24 Garage Secured Spaces

PROPERTY FEATURES:

- 12,888 SF third-floor addition with covered rooftop amenity space
- Fully redesigned exterior with sleek black metal panels and expanded modern windows
- Complete interior renovation with high-end TI package, private suites, and collaborative office layouts
- Upgraded electrical and HVAC systems for energy efficiency and code compliance
- Raised ceiling heights to 10 feet throughout
- Rooftop skylight and covered terrace ideal for entertaining or tenant amenities



Golden Triangle - A Reimagined Vision

Golden Triangle New Zoning & Development Code Changes

ZONING AND DEVELOPMENT

Increased Building
Height Allowances



Up to 200 Feet for General Form
Buildings & Up to 325 Feet for
Point Towers increasing the
skyline limit

Flexibility for Mixed
Use



The zoning encourages an
"eclectic mix of land uses,"
seamlessly integration with
retail, residential, etc.

Pedestrian-Oriented
Design



New zoning requires active
ground-floor use, transparency,
and setbacks for a vibrant,
pedestrian-friendly streetscape.

No Minimum Parking
Mandates



Denver eliminated minimum parking
requirements citywide in 2025,
allowing developers to determine
parking needs based on demand.



Golden Triangle: A High-Growth, Pedestrian-Driven Investment District

The Golden Triangle is rapidly transforming into one of Denver's most walkable,

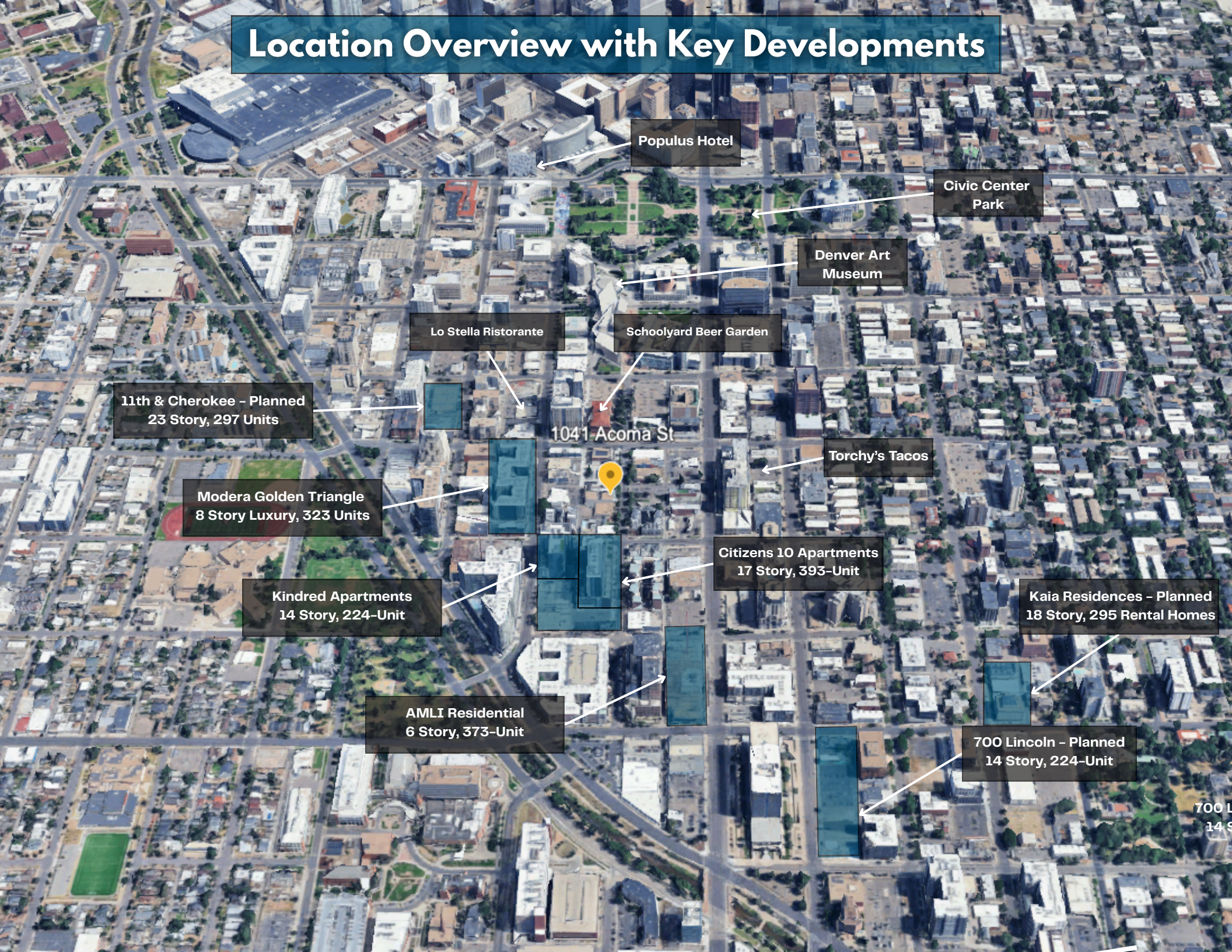
design-forward urban districts making it a strategic location for office redevelopment. Anchored by a surge in high-density residential growth and supported by progressive zoning, the neighborhood is evolving into a true live-work-play environment. A key catalyst is the 5280 Trail, a city-led initiative that will convert Acoma Street into a vibrant, pedestrian-prioritized corridor featuring shared streets, public art, and cultural activation.

With design completion expected in 2025 and construction by 2027, this segment of the trail will directly enhance the public realm surrounding 1041 Acoma street, increasing foot traffic and long-term tenant appeal. Combined with reduced parking mandates, active ground-floor use requirements, and proximity to world-class cultural institutions, the Golden Triangle offers a rare opportunity to invest in a walkable, amenity-rich neighborhood poised for sustained growth and value creation.

As Denver continues to prioritize urban livability and density, districts like the Golden Triangle are becoming magnets for capital and talent.



Location Overview with Key Developments



Populus Hotel

Civic Center
Park

Denver Art
Museum

Lo Stella Ristorante

Schoolyard Beer Garden

11th & Cherokee - Planned
23 Story, 297 Units

1041 Acoma St

Modera Golden Triangle
8 Story Luxury, 323 Units

Torchy's Tacos

Kindred Apartments
14 Story, 224-Unit

Citizens 10 Apartments
17 Story, 393-Unit

AMLI Residential
6 Story, 373-Unit

Kaia Residences - Planned
18 Story, 295 Rental Homes

700 Lincoln - Planned
14 Story, 224-Unit

700 L
14 S

Disclosures & Confidentiality Agreement

PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the sale of the Property known as 1041 Acoma St, Denver, CO ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing.

The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all offers, and further reserves the right to remove the property from the market at any time, including full price offers.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.



DANNY POMIRCHY
PRINCIPAL

720.454.8027

dpomirchy@pmgdevelop.com