

1420 | N OGDEN ST
DENVER, CO 80218

SALE PRICE
\$6,500,000



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 **UNIQUE**
PROPERTIES

TCN
COMMERCIAL
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

Address	1420 N Ogden St, Denver, CO 80218
Building Name	Emerson School
Price:	\$6,500,000
Total Building Size	33,612 SF
Building Price/SF (Total Building SF):	\$193.38/SF
Rentable Building Area:	21,747 SF
Rentable Price/PSF	\$298.89/SF
Lot Size:	50,730 SF
Annual Gross Income (2025):	\$89,394.64
YOC	1884



- 1457 Corona Street Also Available | 5,062 SF lot | \$500,000
- Historic school building designed by Colorado's first licensed architect, Robert Roeschlaub
- Includes adjacent surface parking lot and geothermal HVAC system (30 deep wells)
- Zoned G-MU-5 and C-MS-8 – ideal for adaptive reuse, education, or mission-driven redevelopment
- Facility with tall ceilings, flexible floor plates, and multiple access points
- Located in Denver's urban core – walkable to hospitals, restaurants, transit, and Capitol Hill amenities
- Landmark-designated structure with preserved architectural character
- Rare on-site parking and sustainability infrastructure in a highly walkable neighborhood
- Surrounded by dense residential and commercial activity near Cheesman Park and Downtown Denver
- Suitable for school, nonprofit, co-working, cultural use, or mixed community programs
- 1420 Ogden Street is *protected by a preservation easement held by Historic Denver, Inc.*

PROPERTY SUMMARY



21,747

RENTABLE SQ. FT.



1.16

ACRES



4

STORIES



1884

Y.O.C.



40

PARKING STATIONS



G-MU-5 & C-MS-8

ZONING



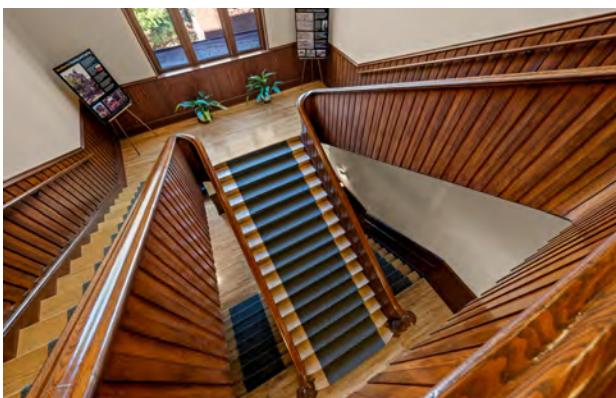
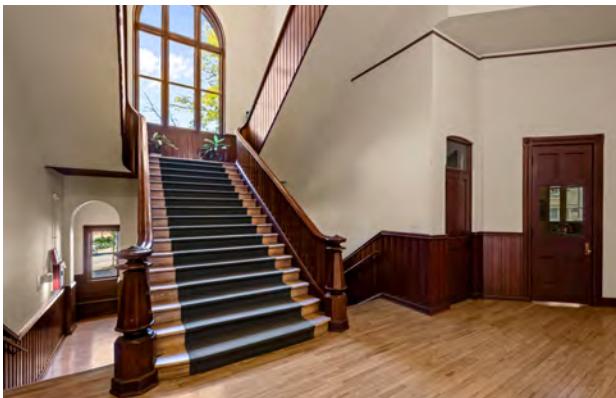
PROPERTY LAYOUT - EMMERSON



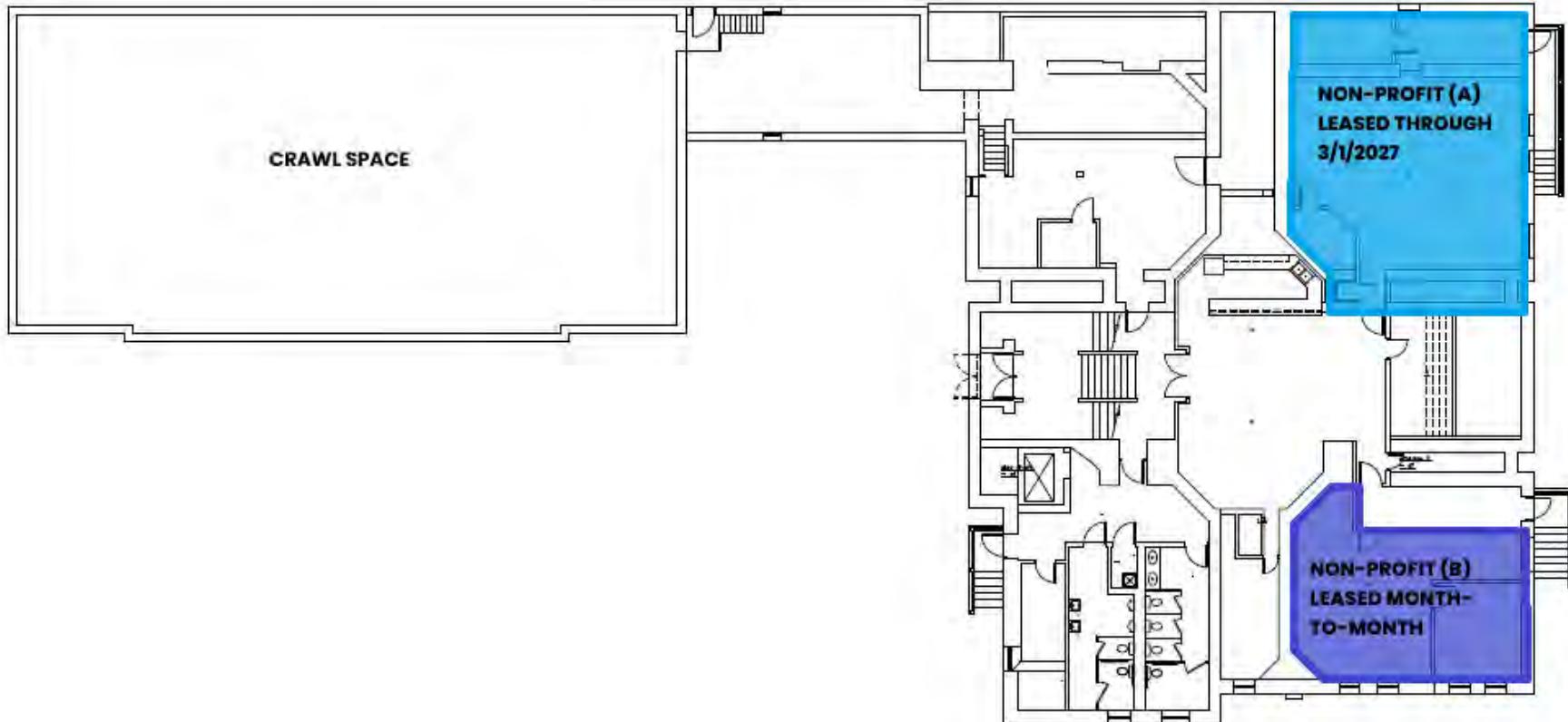
1457 N. OGDEN STREET
20,875 BUILDING SQ. FT.
45,668 LAND SQ. FT.
G-MU-5

1457 N. CORONA STREET
5,062 LAND SQ. FT.
C-MS-8

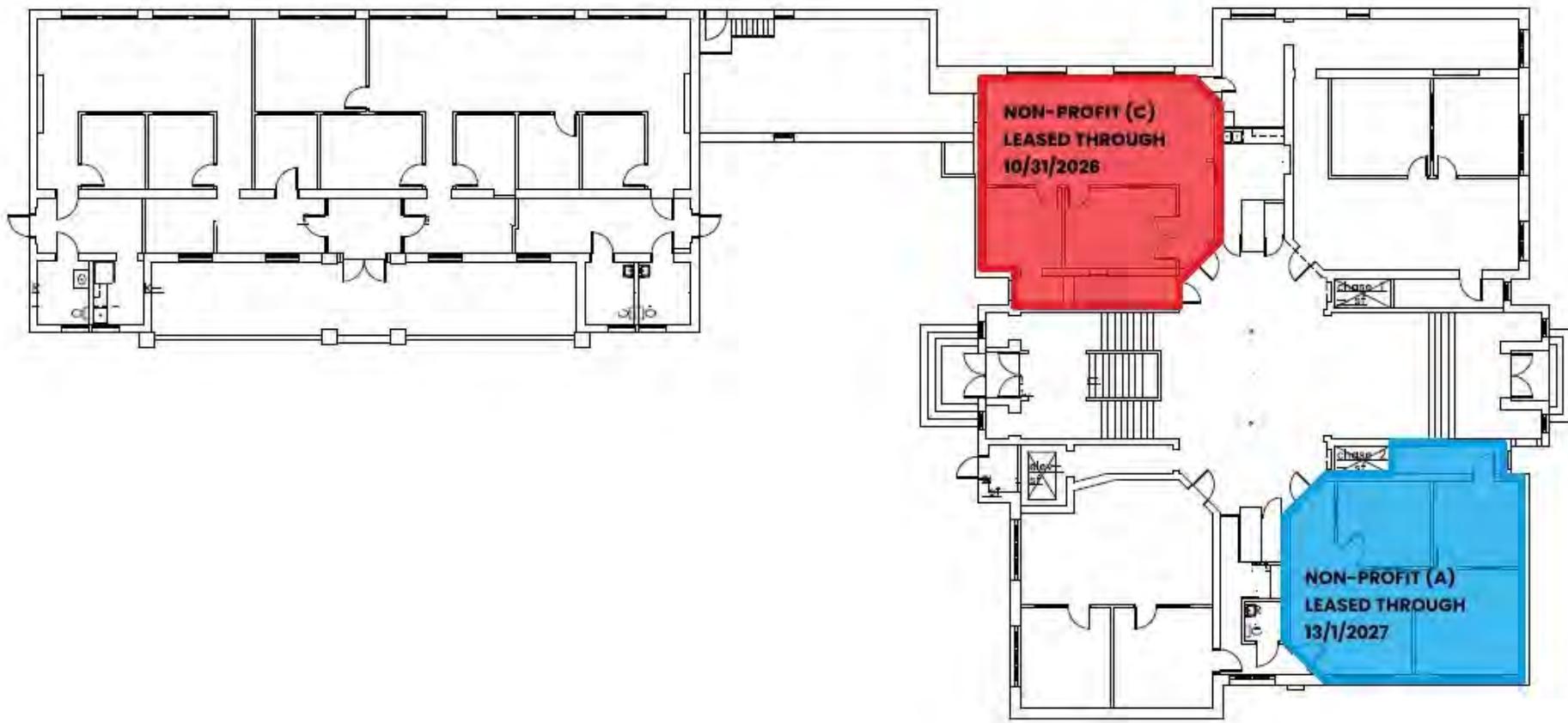
ADDITIONAL PHOTOS (INTERIOR)



LOWER LEVEL - 3,943 RSF



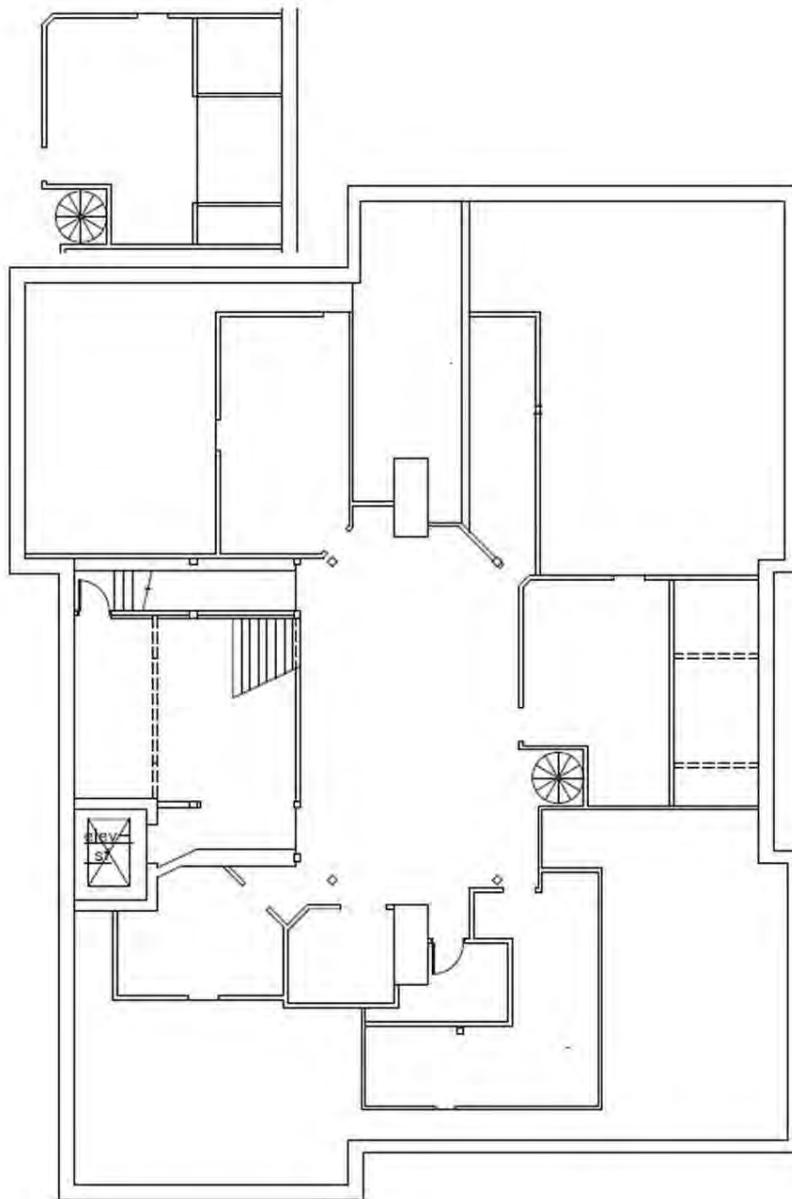
1ST FLOOR - 10,875 RSF



2ND FLOOR - 6,929 RSF



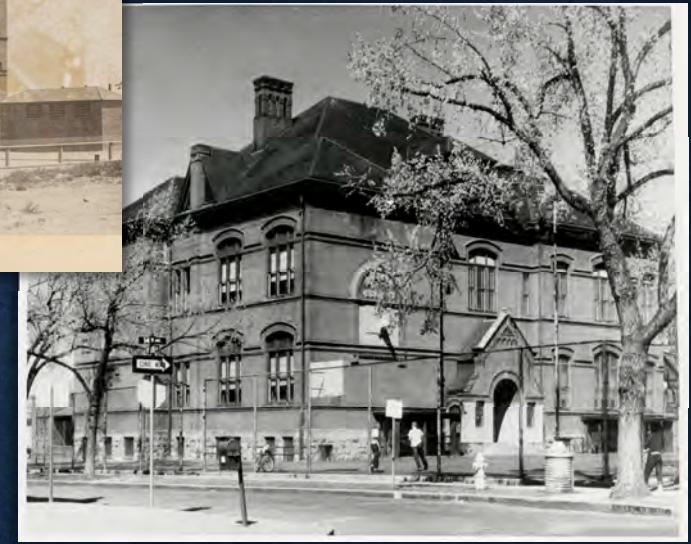
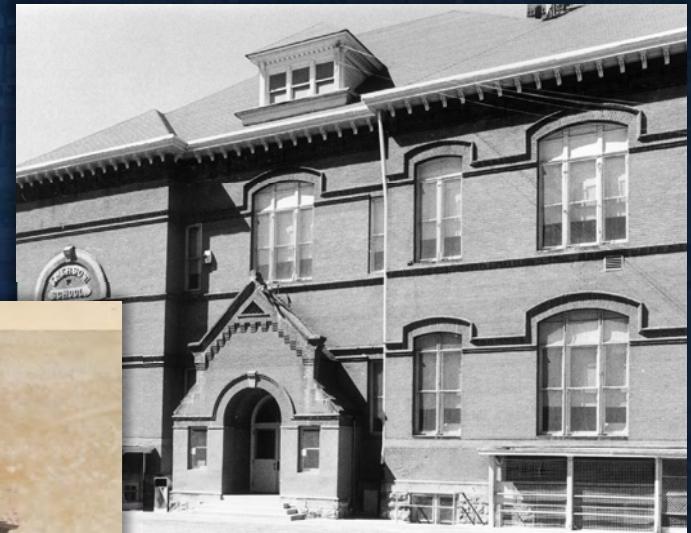
3RD FLOOR - (MECHANICAL)



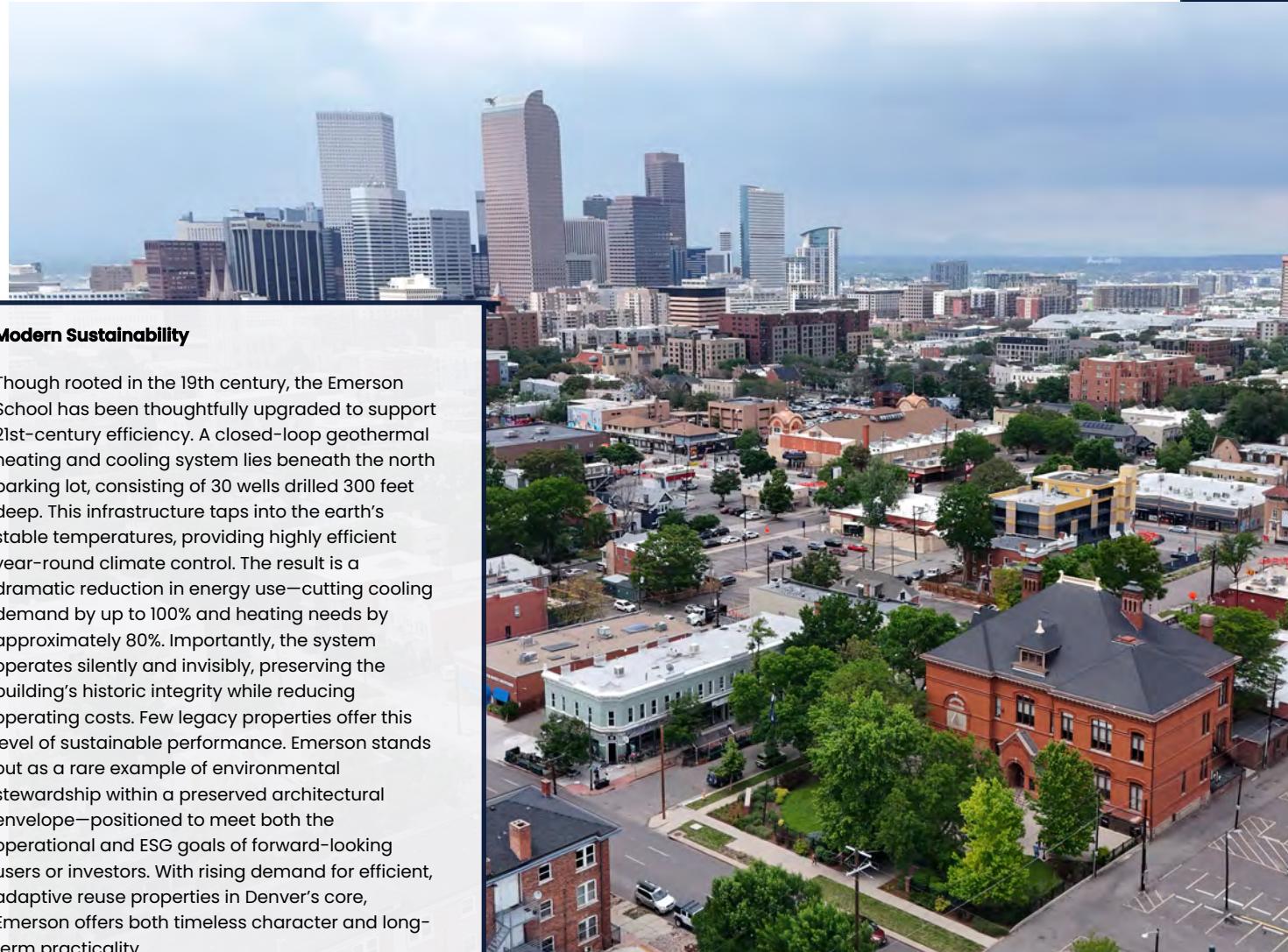
ADDITIONAL PHOTOS (EXTERIOR)



EMERSON SCHOOL OVER THE YEARS



HISTORIC LEGACY OF EMERSON SCHOOL



Modern Sustainability

Though rooted in the 19th century, the Emerson School has been thoughtfully upgraded to support 21st-century efficiency. A closed-loop geothermal heating and cooling system lies beneath the north parking lot, consisting of 30 wells drilled 300 feet deep. This infrastructure taps into the earth's stable temperatures, providing highly efficient year-round climate control. The result is a dramatic reduction in energy use—cutting cooling demand by up to 100% and heating needs by approximately 80%. Importantly, the system operates silently and invisibly, preserving the building's historic integrity while reducing operating costs. Few legacy properties offer this level of sustainable performance. Emerson stands out as a rare example of environmental stewardship within a preserved architectural envelope—positioned to meet both the operational and ESG goals of forward-looking users or investors. With rising demand for efficient, adaptive reuse properties in Denver's core, Emerson offers both timeless character and long-term practicality.

Historic Significance

Constructed in 1885, the Emerson School stands as the oldest remaining school building designed by renowned architect Robert Roeschlaub, Colorado's first licensed architect and a key figure in shaping the built environment of early Denver. A Civil War veteran turned civic visionary, Roeschlaub played a defining role in the region's architectural identity, with notable works including Trinity United Methodist Church, the Chamberlin Observatory at the University of Denver, and the Central City Opera House. The Emerson School is a testament to his legacy in educational design, incorporating refined brickwork, symmetrical massing, and a thoughtful layout that served both function and form. One of its most unique features is a sundial mounted on the building's exterior—a rare and forward-thinking detail intended to encourage student punctuality in an era before widespread personal timekeeping. The building's continued presence is not only a tribute to Roeschlaub's vision but a rare opportunity for preservation-minded developers and institutions to steward a meaningful part of Denver's civic history. Its charm, location, and scale offer a remarkable canvas for adaptive reuse while honoring the enduring character that has defined the site for nearly a century and a half.

AERIAL LOOKING NW

DOWNTOWN
DENVER



DOWNTOWN
DENVER

BROADWAY



PARK AVENUE

Health
ONE[®] Presbyterian/St. Luke's
Medical Center

EAST
HIGH
SCHOOL

GOLDEN
TRIANGLE

WEST
HIGH
SCHOOL

SPEER BLVD

6TH AVENUE

COLFAX AVENUE



Argonaut
WINE & LIQUOR
HAS IT!

SITE

MOREY

MIDDLE SCHOOL



KING
Soopers

TRADER JOE'S

CLARKSON STREET

Angelo's
TAVERNA

SAFEWAY

13TH AVENUE

CHEESMAN
PARK

DENVER BOTANIC
GARDENS

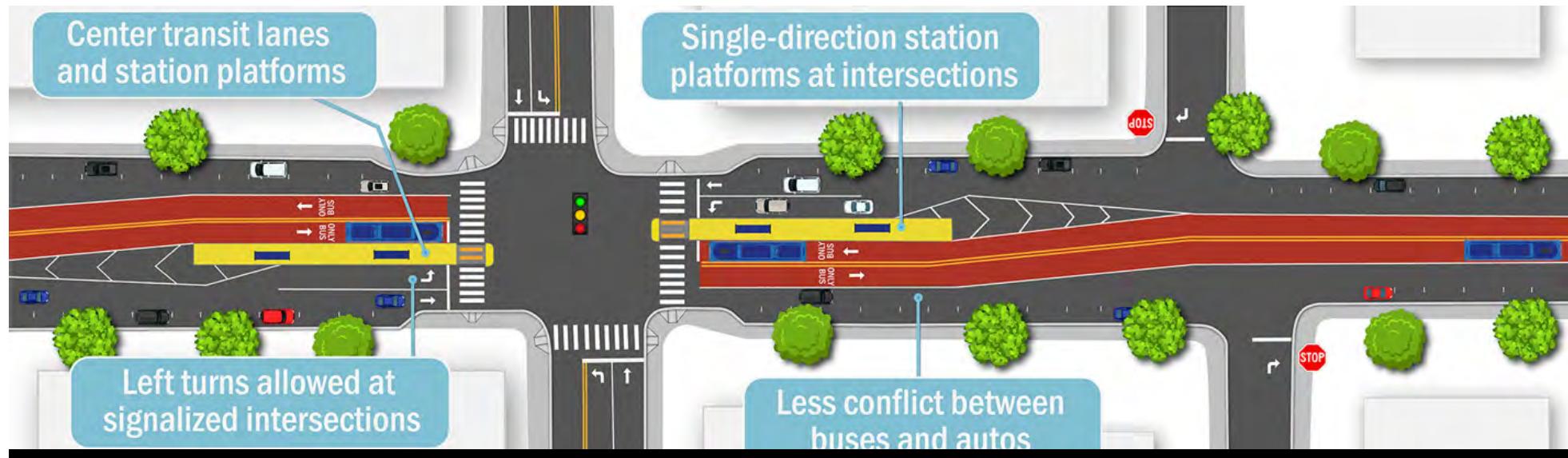
CONGRESS
PARK

8TH AVENUE



N

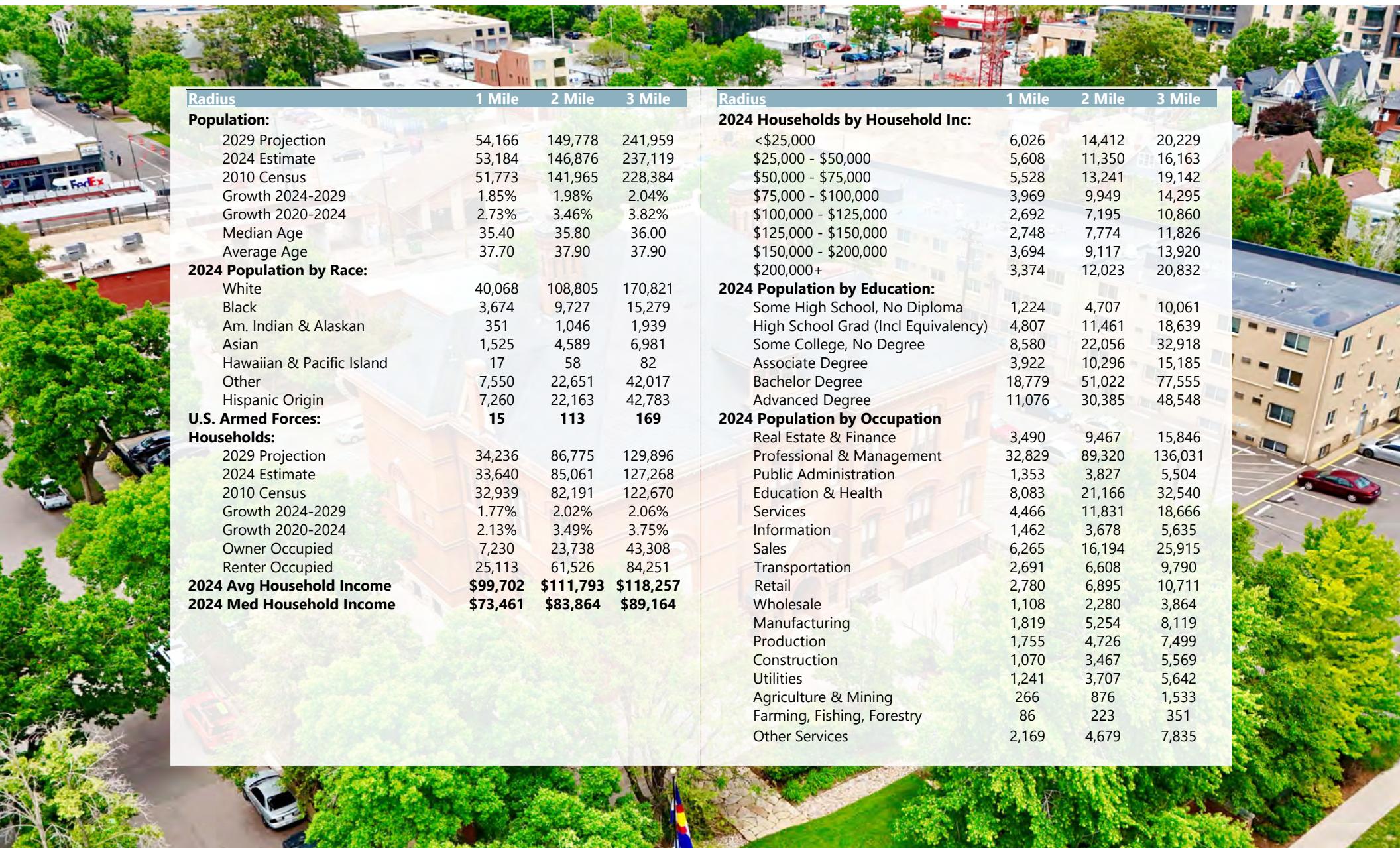
EAST COLFAX BRT PROJECT - HOW IT WORKS



Phase 2 (north side) along Washington→Marion—including our frontage—is underway now and targeted to wrap late 2025; only routine punch-list work follows.



AREA DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
54,166	149,778	241,959		<\$25,000	6,026	14,412	20,229				
53,184	146,876	237,119		\$25,000 - \$50,000	5,608	11,350	16,163				
51,773	141,965	228,384		\$50,000 - \$75,000	5,528	13,241	19,142				
1.85%	1.98%	2.04%		\$75,000 - \$100,000	3,969	9,949	14,295				
2.73%	3.46%	3.82%		\$100,000 - \$125,000	2,692	7,195	10,860				
35.40	35.80	36.00		\$125,000 - \$150,000	2,748	7,774	11,826				
37.70	37.90	37.90		\$150,000 - \$200,000	3,694	9,117	13,920				
2024 Population by Race:											
White											
40,068	108,805	170,821		\$200,000+	3,374	12,023	20,832				
3,674	9,727	15,279		2024 Households by Household Inc:							
351	1,046	1,939									
1,525	4,589	6,981		2024 Population by Education:							
17	58	82		2024 Population by Occupation							
7,550	22,651	42,017									
7,260	22,163	42,783		2029 Projection							
15	113	169		2024 Population by Education:							
U.S. Armed Forces:											
Households:											
2029 Projection											
34,236	86,775	129,896		2024 Households by Household Inc:							
33,640	85,061	127,268		2024 Population by Education:							
32,939	82,191	122,670		2024 Population by Occupation							
1.77%	2.02%	2.06%		2029 Projection							
2.13%	3.49%	3.75%		2024 Population by Education:							
7,230	23,738	43,308		2024 Households by Household Inc:							
25,113	61,526	84,251		2024 Population by Education:							
\$99,702	\$111,793	\$118,257		2024 Population by Occupation							
\$73,461	\$83,864	\$89,164		2029 Projection							



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