



1600 N PENNSYLVANIA
DENVER, CO 80203

Nick Schill 303.962.9562

 **PINNACLE**
REAL ESTATE ADVISORS

One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.PinnacleREA.com

TABLE OF CONTENTS

- 3 Executive Summary
- 4 Location Overview
- 5 Property Overview
- 6 Rent Roll
- 7 Property Photos
- 8-9 Floorplans
- 10 Disclaimer

LISTING BROKER

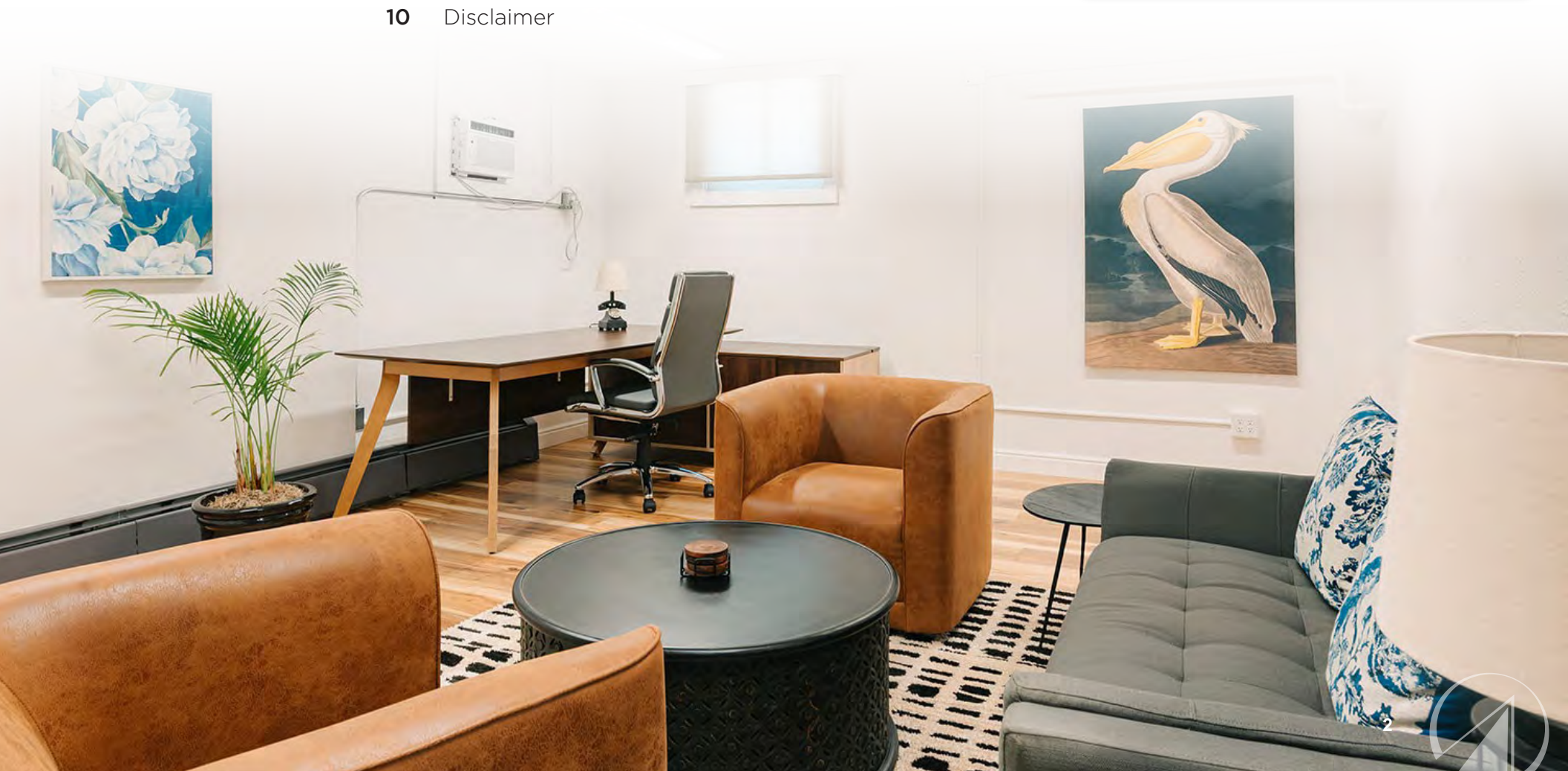


NICK SCHILL

Senior Advisor

303.962.9562

NSchill@PinnacleREA.com



EXECUTIVE SUMMARY

The property consists of 1 building totaling 6,915 sf and lot size equaling 4,012 square feet located at the NE corner of Pennsylvania and 16th St in Central Denver, CO. The property is currently occupied by multiple tenants.

Frank E. Edbrooke, architect of the Brown Palace as well as the Colorado State Capital is credited for his work on 1600 Pennsylvania.

The Uptown Neighborhood has firmly established itself, just east of downtown. Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and bars.



LOCATION OVERVIEW



POPULATION

1 mile	58,550
3 mile	239,149
5 mile	492,468



HOUSEHOLDS

1 mile	36,417
3 mile	127,990
5 mile	232,966



AVERAGE HH INCOME

1 mile	\$100,724
3 mile	\$116,378
5 mile	\$113,117



PROPERTY OVERVIEW



1600 N PENNSYLVANIA

Denver, CO 80203

LIST PRICE: \$1,900,000

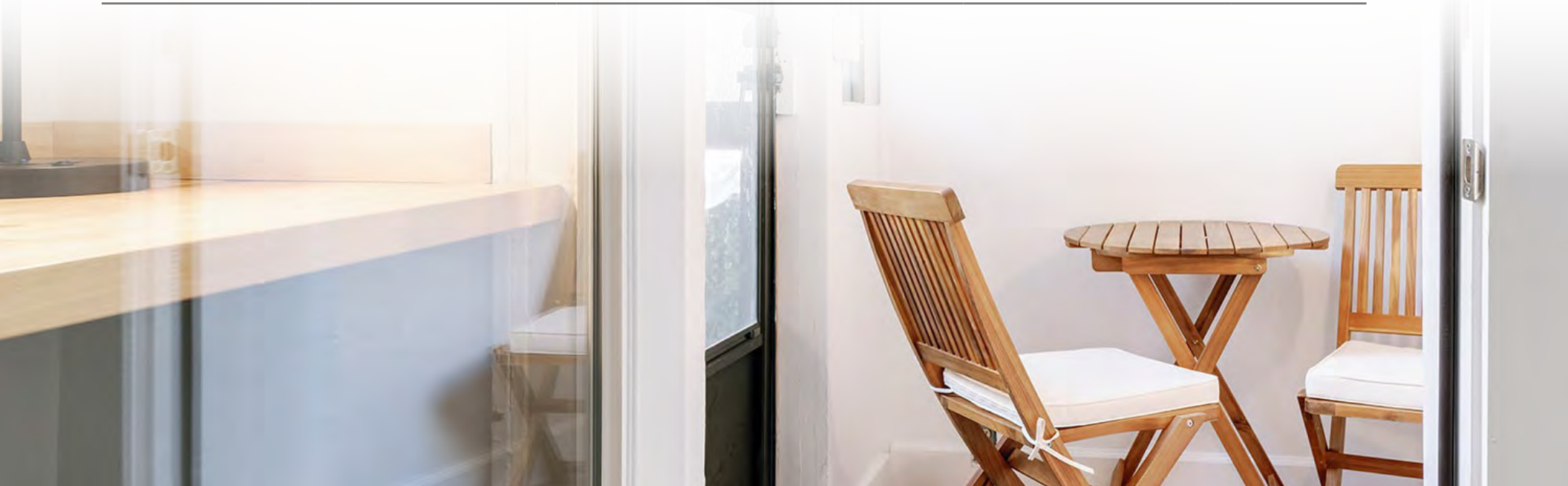
Building Type:	Multi Tenant Boutique Office
Year Built:	1925
Building Size:	6,915 SF
Total Lot Area:	4,012 SF
Stories:	4
Offices:	16
Restrooms:	3
Finished Basement:	Yes
Tenancy:	Multiple
Lease:	Short Term
Parking:	3 Surface
Zoning:	C-MX-5
Taxes:	\$20,970

- Popular Central Denver Location
- Large Brick Mansion w/ Garage
- Walking Distance to Restaurant Row, Broadway, Central Business District
- Mixed Use, Five Story Zoning
- Patio & Garden Included



RENT ROLL

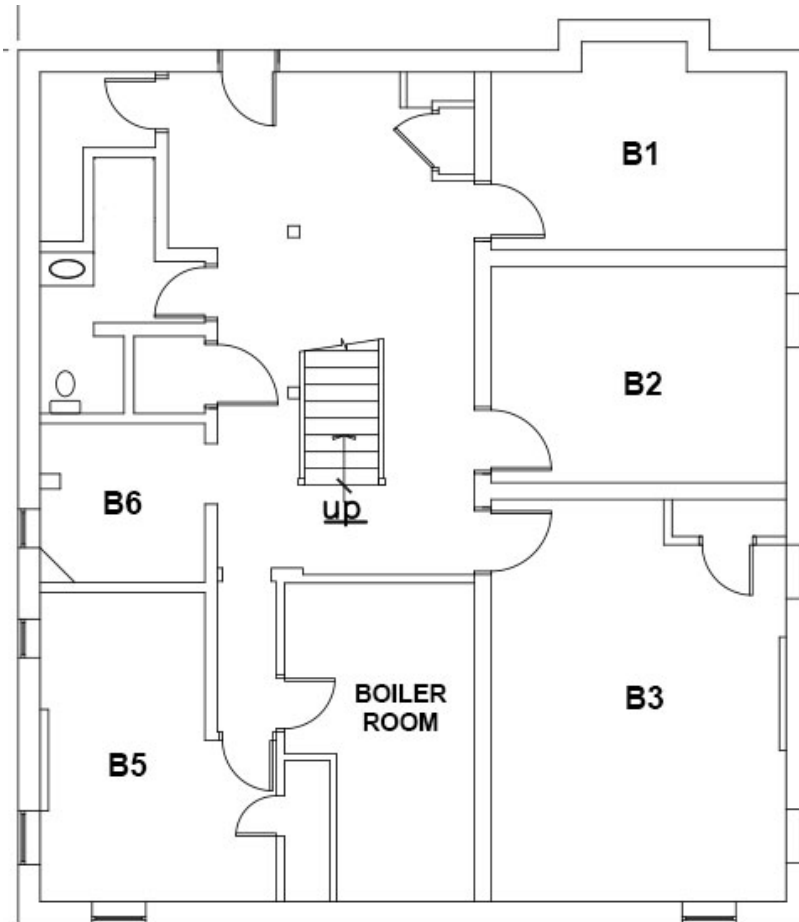
Lease End Date	Unit	Tenant	Type of Business	Rent
31 DEC 24	101	BRANDON BURELLE	Psychiatrist	\$,1337.50
N/A	102	BRANDON BURELLE	Psychiatrist	\$1,600.00
NOW	103	ELIZABETH OERTLE	Law	\$1,000.00
20 JUN 24	104	LISA FRAZER	Law	\$1,600.00
NOW	105	VACANT		
31 DEC 24	201	GERMAN ASCANI	Therapy	\$1,605.50
31 DEC 24	202			
30 SEP 25	203	COURTNEY GALLAGHER	Therapy	\$1,275.00
30 OCT 24	204	DESIREE LYNCH	Massage	\$1,350.00
31 OCT 24	205	TRICIA CORSO / GERMAN ASCANI	Therapy	\$1,177.00
28 FEB 24	300	CHRISTINE PATEROS	Therapy	\$1,979.50
31 JUL 25	B1	PATIPHAN WIRIYASOMBAT	Massage	\$850.00
31 JUL 24	B2	ABE LINCOLN MOVERS	Moving Co.	\$950.00
NOW	B3	VACANT		
NOW	B5	VACANT		
NOW	B6	VACANT		



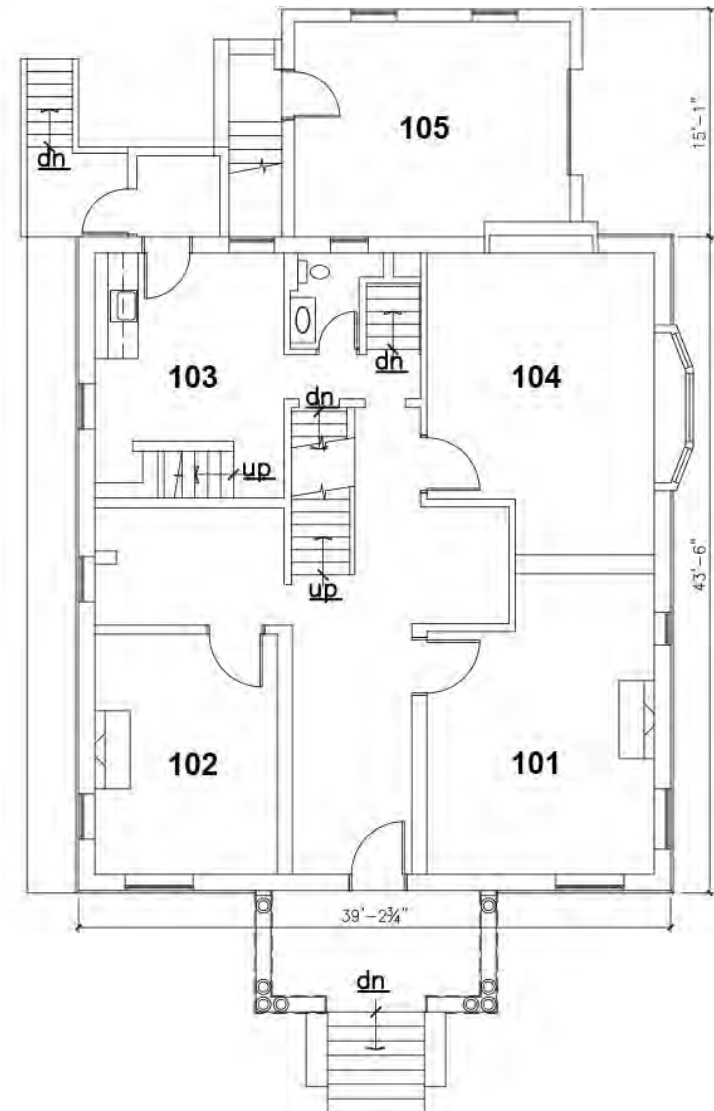
PROPERTY PHOTOS



FLOORPLANS



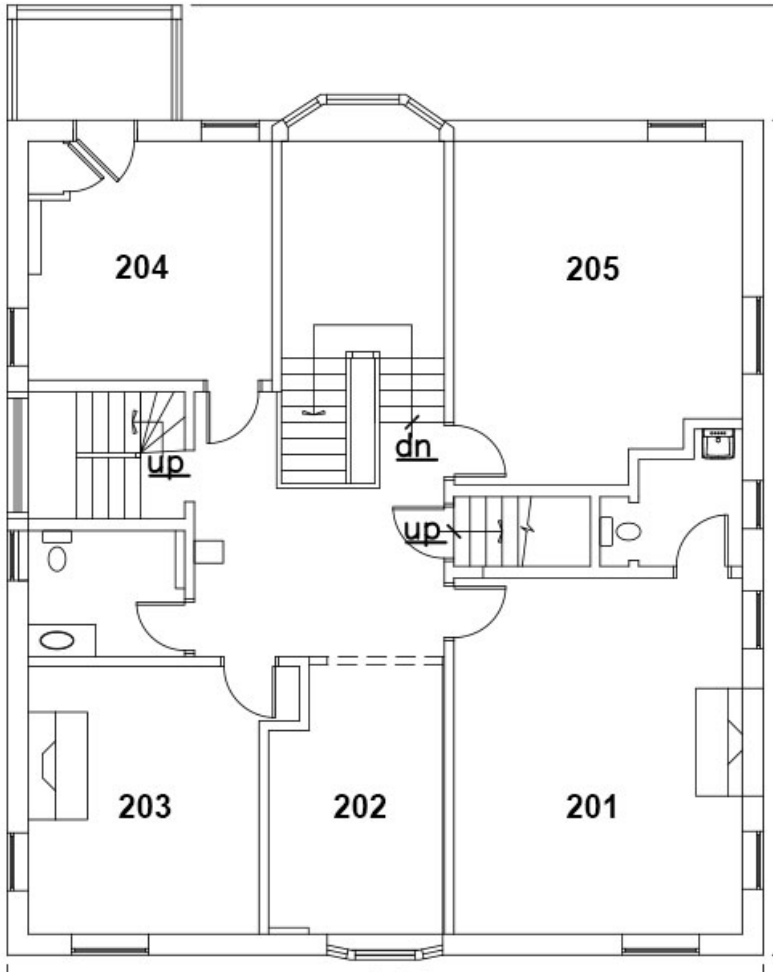
BASEMENT
1,711 SF



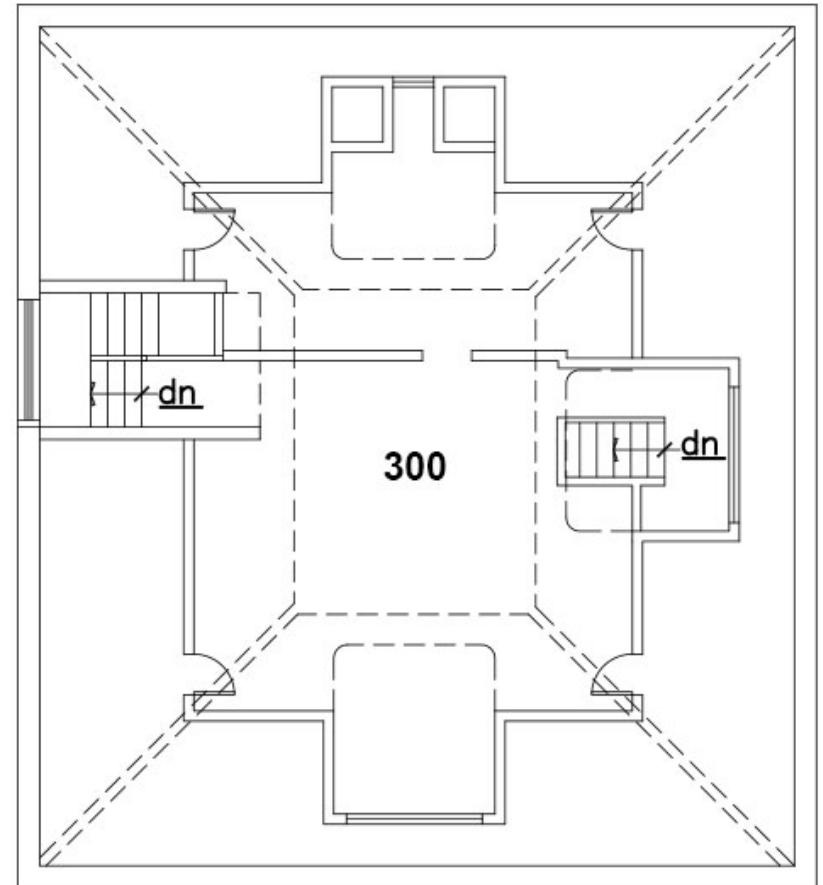
MAIN FLOOR
1,741 SF



FLOORPLANS



SECOND FLOOR
1,762 SF



THIRD FLOOR
1,701 SF



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1600 Pennsylvania Street located in Denver, Colorado (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.





Nick Schill 303.962.9562



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.PinnacleREA.com