



Kentwood
Commercial

OFFERING MEMORANDUM

1026 BANNOCK STREET
DENVER, COLORADO

TWO-STORY OFFICE MANSION
OFFERED AT \$790,000

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Table of Contents

Executive Summary.....	3
Property Details.....	4
Interior Photos.....	5
Exterior Photos.....	6
Area Map & Highlights.....	7
Neighborhood Info and Demographics.....	8
Disclosure.....	9





EXECUTIVE SUMMARY

Located in the heart of Denver's highly sought-after Golden Triangle neighborhood, 1026 Bannock Street presents a rare opportunity to own and occupy a timeless office mansion that perfectly combines historic charm with modern functionality. This distinguished two-story property offers a flexible layout designed to meet a variety of business needs. The first floor features two spacious executive offices or conference rooms, an updated, fully-equipped kitchen, a full bathroom, and two additional back rooms that are ideal for storage or as a break area for employees. Two separate staircases lead to the second level, where you will find four additional offices and a second full bathroom, providing ample space for a growing team or multiple departments. The property masterfully blends historic elements with contemporary upgrades, showcasing an original brick facade and exposed brick walls, beautiful original hardwood flooring, and built-in cabinetry that adds character and warmth. Modern touches include upgraded bathrooms and kitchen fixtures, seamlessly integrated to offer both style and convenience. The spacious front exterior patio provides a welcoming entrance and an inviting outdoor space for breaks or informal meetings. Situated on a peaceful, tree-lined street surrounded by contemporary new construction, 1026 Bannock Street offers the added benefit of six off-street parking spaces—a rare find in this vibrant urban area. The location is unbeatable, with easy access to Downtown Denver, Cherry Creek, and I-25, allowing occupants to enjoy an array of nearby amenities, including top-rated restaurants, bars, museums, retail shops, and professional services. Don't miss this exceptional chance to own a piece of Denver's history in the dynamic and desirable Golden Triangle neighborhood. This unique office mansion is perfect for those looking to blend historical elegance with modern business functionality.

Property Details

Property Type	Office
Building Size	2,535 Square Feet
Lot Size	3,750 Square Feet
Year Built	1904
Taxes (Est 2023)	\$19,437.40
Roof	Pitched
Construction	Masonry
Heat	Gas/Forced Air
Zoning	D-GT
Parking	6 Off-Street Spaces

PROPERTY HIGHLIGHTS

- LARGE WINDOWS OFFER AMPLE NATURAL LIGHT
- RECENTLY RENOVATED KITCHEN & BATHROOMS
- ORIGINAL HARDWOOD FLOORING & EXPOSED BRICK
- CHARMING ORIGINAL FIXTURES & BUILT-INS
- SPACIOUS OFFICES ON BOTH LEVELS
- COZY COVERED FRONT PATIO
- OFF-STREET PARKING & STORAGE
- WITHIN WALKING DISTANCE TO DENVER'S COURTHOUSE AND THE CITY'S CAPITOL BUILDINGS
- SPECTACULAR LOCATION NEAR DOWNTOWN DENVER, CHERRY CREEK, RETAIL, RESTAURANTS & MORE!

CLICK [HERE](#) FOR PHOTOGRAPHY SLIDESHOW



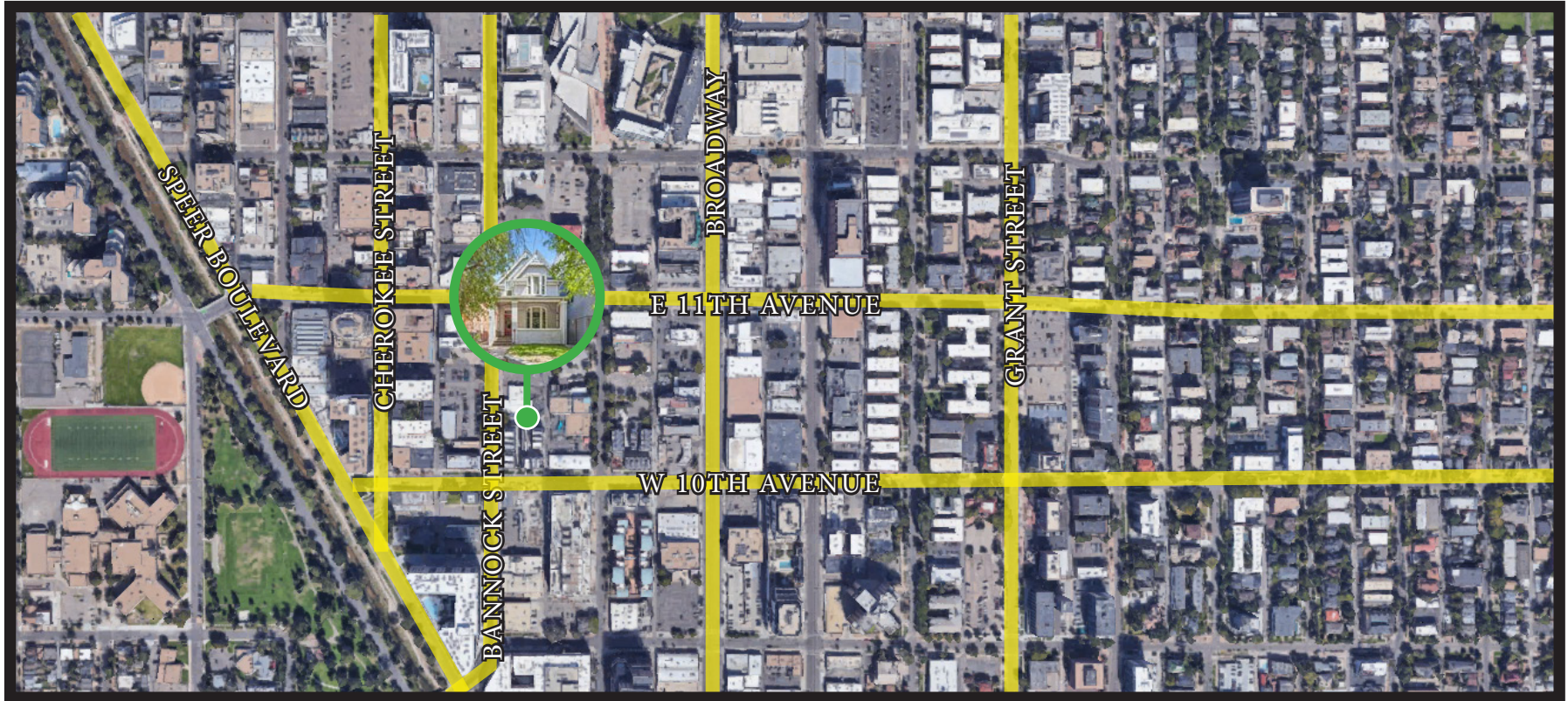
INTERIOR PHOTOS



EXTERIOR PHOTOS



Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

Cap City Tavern
Lo Stella Ristorante
Fire Restaurant and Lounge
The 9th Door
Charlie Brown's Bar n'Grill
Torchy's Tacos
Denver Pizza Company
Leven Deli Co
Cherry Bean Coffee
Sky Tea
Metropolis Coffee House
Bannock Street Garage

CULTURE/ENTERTAINMENT

Denver Art Museum
Colorado Center of History
Civic Center Park
Ball Arena
Coors Field

HOTELS/LODGING

The Art Hotel
The Acoma House
Element Denver Downtown
Capitol Hill Bed n'Breakfast
Staybridge Suites

RETAIL/SERVICES

Modern Nomad Home
Sacred Thistle
Plant Garage
Alto Pharmacy
Capitol Market
Circle K
PNC Bank
Define Hair Salon
The City - Nail Bar & Lash
Total Body Wellness
Fitness in the City
Summit Strong

Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Bike Score	98	'Biker's Paradise'
Walk Score	98	'Walker's Paradise'
Transit Score	61	'Good Transit'

DEMOGRAPHICS

POPULATION 2024	1 mi	44,320
	2 mi	131,982
	3 mi	252,354
POPULATION PROJECTION 2029	1 mi	45,209
	2 mi	134,985
	3 mi	257,303
AVERAGE HOUSEHOLD INCOME	1 mi	\$97,214
	2 mi	\$109,353
	3 mi	\$115,583
DAYTIME EMPLOYEES	1 mi	91,183
	2 mi	194,335
	3 mi	261,343
TOTAL CONSUMER SPENDING	1 mi	\$758,148,939
	2 mi	\$2,361,123,196
	3 mi	\$4,339,379,287

GOLDEN TRIANGLE

The Golden Triangle neighborhood of Denver, Colorado, is a vibrant and culturally rich area that combines historic charm with modern urban living. Known for its eclectic mix of contemporary art galleries, stylish boutiques, and a diverse array of restaurants and cafes, this neighborhood is a hub for creativity and culture. The Golden Triangle is home to some of Denver's most iconic landmarks, including the Denver Art Museum, the History Colorado Center, and the stately Civic Center Park, making it a center for art, history, and community events. Its tree-lined streets and mix of historic buildings and modern architecture offer a unique urban landscape. With its proximity to downtown Denver, residents enjoy easy access to the city's amenities while living in a neighborhood with a distinctive, vibrant character. The Golden Triangle is a dynamic area that attracts professionals, artists, and culture enthusiasts alike, offering a blend of residential and commercial spaces that cater to a diverse community.



Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

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