



Kentwood
Real Estate

UPTOWN OFFICE INVESTMENT OPPORTUNITY

THE DODGE BUILDING
1557 OGDEN STREET
DENVER, COLORADO

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EXECUTIVE SUMMARY

Welcome to the Dodge Building — a free-standing office opportunity in the highly sought-after Uptown neighborhood of Denver, where classic charm meets contemporary design. This distinctive property features 21 individual offices, each uniquely configured to accommodate a variety of professional needs, making it perfect for multi-tenant leasing or flexible office space. The building's eye-catching brick facade and large, original windows create a timeless aesthetic that complements the modern updates throughout. Inside, you'll find beautiful, preserved woodwork and several original fireplaces, adding warmth and character. Modern renovations blend seamlessly with these historic elements, enhancing functionality while preserving the building's charm. The property includes several shared amenities that foster a collaborative work environment: two common kitchens, spacious communal lounge areas, multiple waiting spaces, and shared restrooms. The Dodge Building provides a peaceful atmosphere amongst a vibrant hub of restaurants, coffee shops, boutiques, markets, and essential services. This prime location is ideal for investors seeking reliable rental income or owner-users looking to establish a headquarters in one of Denver's most dynamic areas.

OFFERED AT \$2,000,000 | CAP RATE 9.34%

PROPERTY DETAILS

# of Office Suites	21
Building Size	9,328 Square Feet
Lot Size	7,250 Square Feet
Year Built	1905
Roof	Sloped
Property Type	Office
Construction	Masonry
Heat	Gas Furnace
Zoning	G-RO-3
Parking	Surface Lot (6 spaces)

HIGHLIGHTS

- PERFECT FOR AN INVESTOR OR AN OWNER/USER (SHORT-TERM TENANT LEASES)
- LIGHT AND BRIGHT OFFICES
- ORIGINAL FIXTURES INCLUDE DETAILED WOODWORK, GRANDE STAIRCASE & FIREPLACES THROUGHOUT
- AMENITIES INCLUDE SHARED KITCHENS, RESTROOMS & SITTING/LOUNGE AREAS
- OFF-STREET PARKING AVAILABLE
- SPECTACULAR LOCATION NEAR DOWNTOWN DENVER, CITY PARK, RETAIL, RESTAURANTS & MORE!



FINANCIAL ANALYSIS

UNIT MIX & AVERAGE RENT SCHEDULE

# UNITS	TENANT NAME	RENT/UNIT ACTUAL	TOTAL MONTHLY INCOME (ACTUAL)	TOTAL MONTHLY INCOME (PROFORMA)	SCHEDULED GROSS INCOME (ACTUAL)	SCHEDULED GROSS INCOME (PROFORMA)
10	EFFICIENT OFFICES	\$950	\$9,500	\$10,450	\$114,000	\$125,400
4	THREE SISTERS	\$919	\$3,675	\$4,043	\$44,100	\$48,510
3	ANNABODE	\$1,333	\$4,000	\$4,400	\$48,000	\$52,800
2	RIVERBED PSYCH	\$950	\$1,900	\$2,090	\$22,800	\$25,080
2	LYNN MCGREGOR	\$735	\$1,470	\$1,617	\$17,640	\$19,404

OPERATING DATA: INCOME

INCOME	ACTUAL	PROFORMA
GROSS ANNUAL RENT	\$246,540	\$271,194
VACANCY ALLOWANCE	(\$12,327)	(\$13,560)
PARKING INCOME	\$9,000	\$9,900
EFFECTIVE GROSS INCOME	\$243,213	\$267,534

OPERATING DATA: EXPENSES

ESTIMATED EXPENSES	ACTUAL	PROFORMA
INSURANCE	\$0	\$11,000
MANAGEMENT	\$0	\$18,727
TAXES	\$30,502	\$27,369
UTILITIES	\$14,237	\$14,237
INTERNET	\$5,052	\$4,000
REPAIRS/MAINTENANCE	\$6,600	\$10,000
TOTAL EXPENSES	\$56,391	\$85,333
<i>EXPENSES PER UNIT</i>	<i>\$2,685</i>	<i>\$4,063</i>
NOI	\$186,822	\$182,201

INVESTMENT SUMMARY

PRICE	\$2,000,000
PRICE/UNIT	\$95,238
PRICE/SQUARE FOOT	\$214.41

PROPOSED FINANCING

LOAN AMOUNT	\$1,200,000
DOWN PAYMENT	\$800,000
INTEREST RATE	7.00%
AMORTIZATION (yrs)	30
EST. MONTHLY PAYMENT	\$7,984

FINANCIAL ANALYSIS

	ACTUAL
NET OPERATING INCOME (NOI):	\$186,822
PROJECTED DEBT SERVICE:	(\$95,804)
BEFORE TAX - CASH FLOW:	\$91,018
CAP RATE:	9.34%
CASH-ON-CASH RETURN:	11.38%
PRINCIPLE REDUCTION (YR 1):	\$12,190
TOTAL RETURN:	12.90%

INTERIOR PHOTOS | OFFICES



INTERIOR PHOTOS | COMMON AREAS



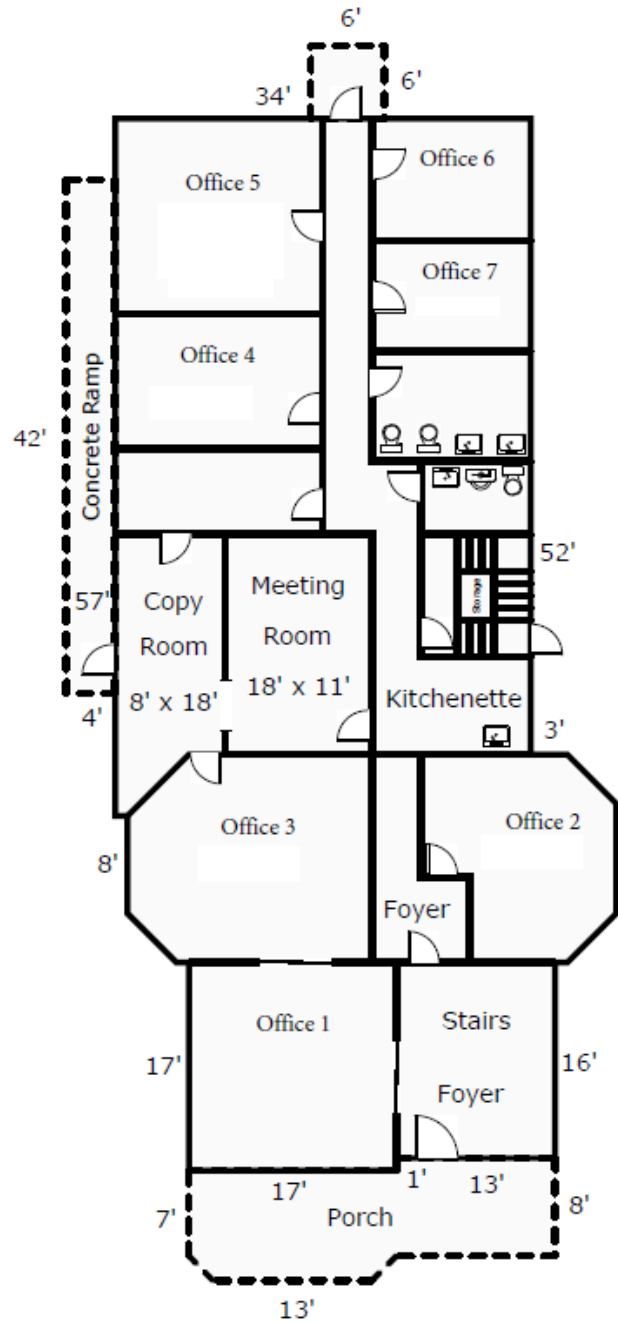
EXTERIOR PHOTOS



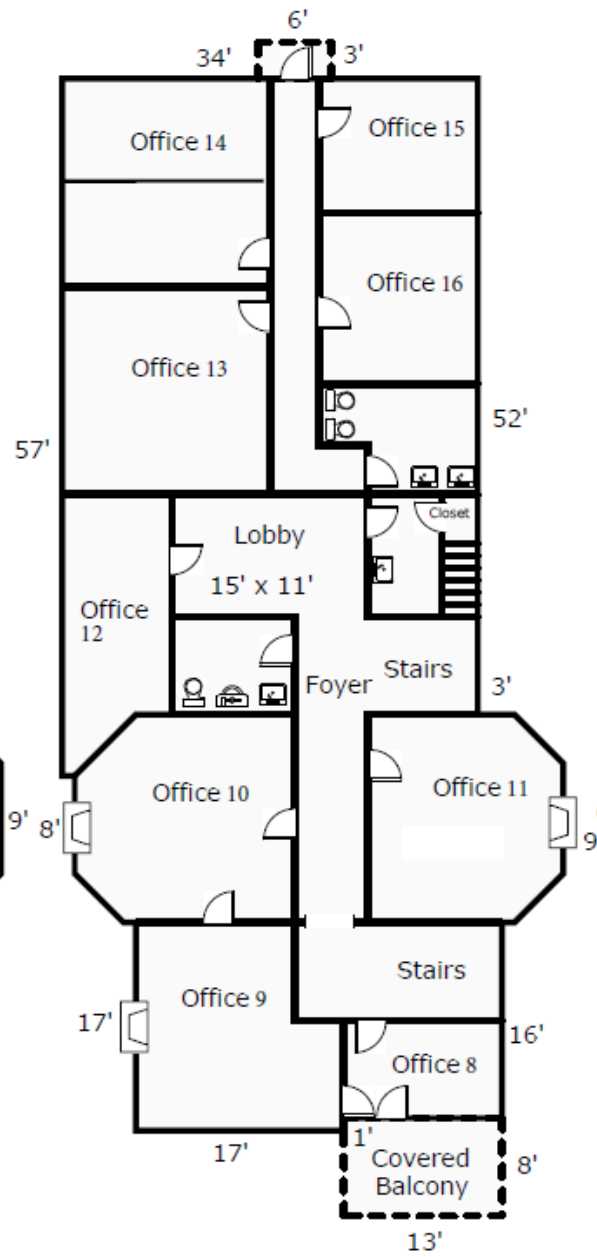
AERIAL PHOTOS



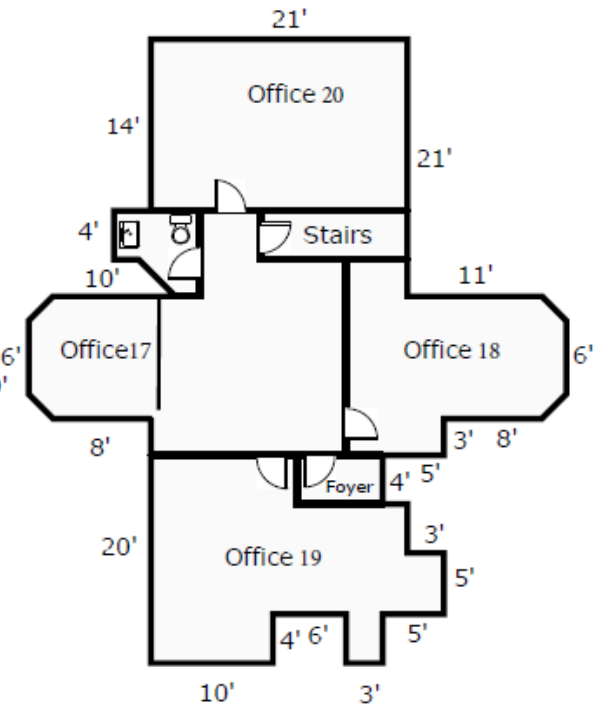
PROPERTY LAYOUT



LEVEL 1

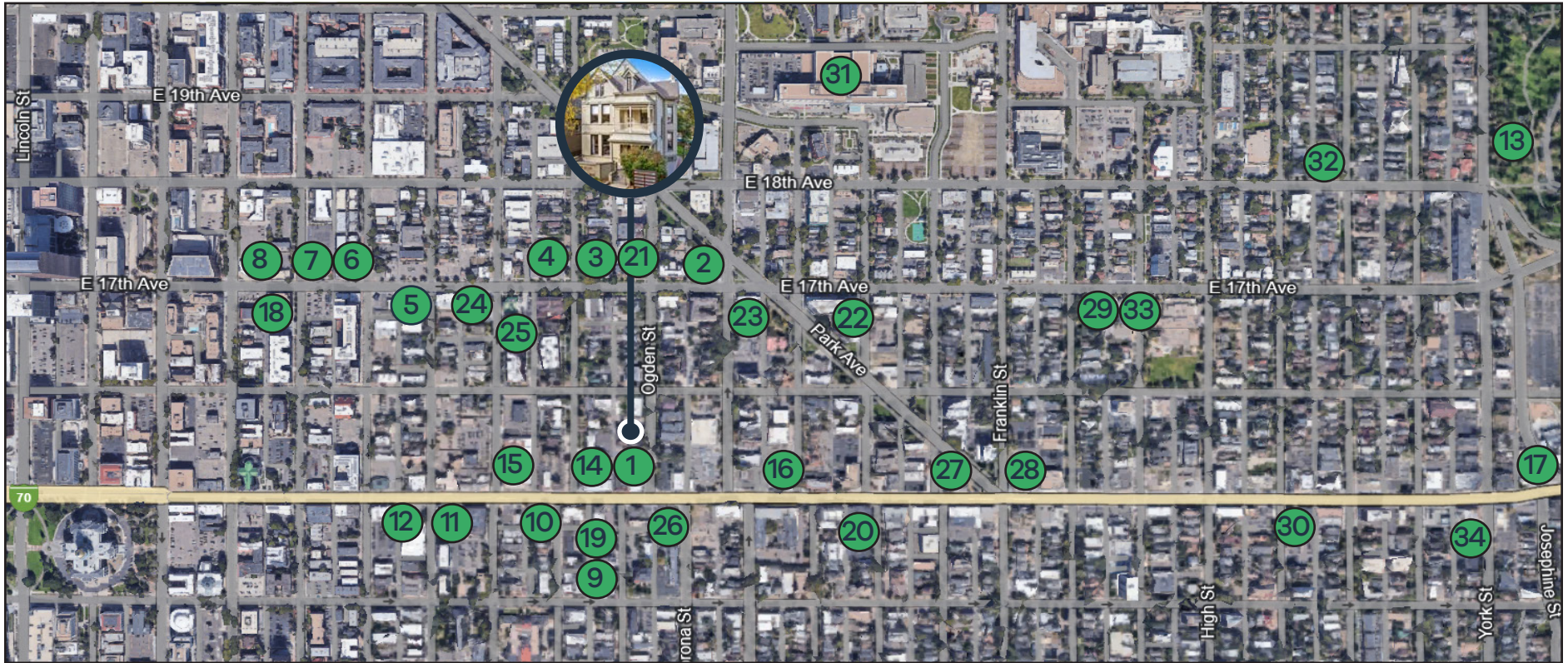


LEVEL 2



LEVEL 3

Area Map



AREA HIGHLIGHTS

DINING/BARS/COFFEE

- 1 Crazy Mountain Brewery
- 2 Stoney's Uptown Joint
- 3 Plant Magic Cafe
- 4 Watercourse Foods
- 5 Revival Denver Public House
- 6 Steuben's Uptown
- 7 Ace Eat Serve
- 8 Park & Co
- 9 The Corner Beet
- 10 Gyroz
- 11 SliceWorks
- 12 Cheeba Hut Toasted Subs

RECREATION/ENTERTAINMENT

- 13 City Park
- 14 Ogden Theatre
- 15 Fillmore Auditorium
- 16 HD Escape Rooms
- 17 Carla Madison Recreation Center

HEALTH & WELLNESS

- 18 Orange Theory
- 19 Rooted Heart Yoga
- 20 Anytime Fitness
- 21 Woodhouse Spa Denver
- 22 Sesen Skin Body Wellness

RETAIL/SERVICES

- 23 Talulah Jones Gifts
- 24 Marczyk Fine Foods
- 25 MidwestOne Bank
- 26 Grease Monkey
- 27 Scooter Liquors
- 28 FirstBank
- 29 Joie Salon
- 30 Walgreens
- 31 St Joseph's Hospital
- 32 Flowers on the Vine Florist
- 33 RubyDot Body & Skincare
- 34 Ginkgo Acupuncture

Aerial Location



Neighborhood Info

WALK, TRANSIT & BIKE SCORES

Walk Score	96	'Walker's Paradise'
Bike Score	92	'Biker's Paradise'
Transit Score	67	'Good Transit'

DEMOGRAPHICS

POPULATION 2024	1 mi	52,229
	2 mi	147,068
	3 mi	237,970
POPULATION PROJECTION 2029	1 mi	53,139
	2 mi	150,044
	3 mi	242,790
AVERAGE HOUSEHOLD INCOME	1 mi	\$99,376
	2 mi	\$111,129
	3 mi	\$117,319
DAYTIME EMPLOYEES	1 mi	89,044
	2 mi	194,536
	3 mi	260,519
DAYTIME BUSINESSES	1 mi	8,013
	2 mi	18,584
	3 mi	26,628
CONSUMER SPENDING	1 mi	\$933,177,385
	2 mi	\$2,634,950,273
	3 mi	\$4,188,668,352

UPTOWN

Denver's Uptown neighborhood, also known as North Capitol Hill, is a vibrant area that combines historic charm with modern amenities. Located just east of downtown, it offers a mix of turn-of-the-century architecture, including Victorian-style homes and historic buildings, alongside newer apartments and condominiums. The neighborhood is known for its "Restaurant Row" on 17th Avenue, where residents and visitors enjoy a range of dining options, from casual cafes to upscale eateries. Uptown's proximity to downtown Denver and major hospitals, such as St. Joseph Hospital and Presbyterian/St. Luke's Medical Center, makes it a convenient choice for professionals. With tree-lined streets, lush parks like Benedict Fountain Park, and easy access to cultural attractions, Uptown provides a balanced, lively urban lifestyle that appeals to a diverse community.



Disclosure

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