



Offering Memorandum

The Brind Mansion

1000 N Logan Street, Denver, CO 80203



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THE BRIND MANSION 1000 LOGAN STREET

Denver, CO 80203

PROPERTY DESCRIPTION

Price:	\$1,375,000
Price/SF:	\$215.17
Building Size:	6,390 SF (County)
Lot Size:	6,250 SF
Number of Units:	11 Offices
Effective Year of Construction:	1910 (County)
Construction Type:	Block
Parking:	8 Surface 1 Garage
Zoning:	G-MU-5

PROPERTY OVERVIEW

Built in the early 20th century for a silver industry magnate, the Brind Mansion is a historic residence smartly converted to an elegant office and conveniently located on the northeast corner of Logan Street and East 10th Avenue. The building spans four stories, and includes eleven offices, five bathrooms, eight surface parking spaces, and one garage space. An impressive marble porch leads to an elegant interior with ornate woodwork and built-ins, coffered ceilings, leaded glass windows, engraved wall coverings, and a grand staircase. Heating and cooling are provided by an efficient heat pump system that can be individually controlled in each office and supplemented on very cold days by hot water radiant heating. The location in Capitol Hill provides easy access to downtown, uptown, I-25, and Cherry Creek. The area is very walkable and bus routes and the light rail stations are close by.



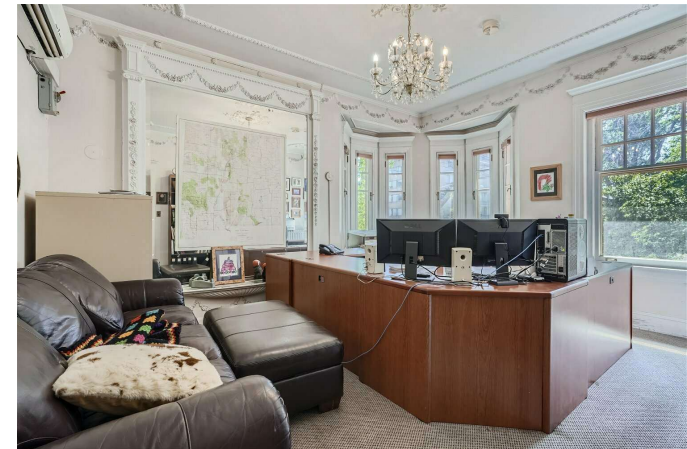
THE BRIND MANSION

The Brind Mansion was built in 1908 for Mr. and Mrs. J. Fitz Brind. Mr. Brind owned extensive mining interests which included substantial ownership in the Butterfly-Terrible Mining Company and the Insoloid Fuse Company. The mansion was designed for his wife Maria by Sterner and Williamson whose designs included the Daniels and Fisher Tower, the Metropolitan Building, and the C.F.& I. Hospital in Pueblo. Two years after the home was completed, Mrs. Brind commissioned Sterner and Williamson to design a two-story addition to the house to expand the first floor parlor and a second story bedroom. The Brinds enjoyed the home for only a short time with Mrs. Brind passing in 1914 and her husband selling the house in 1919.

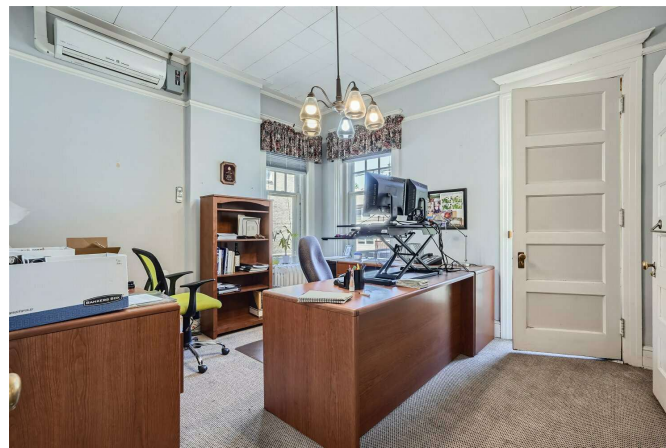
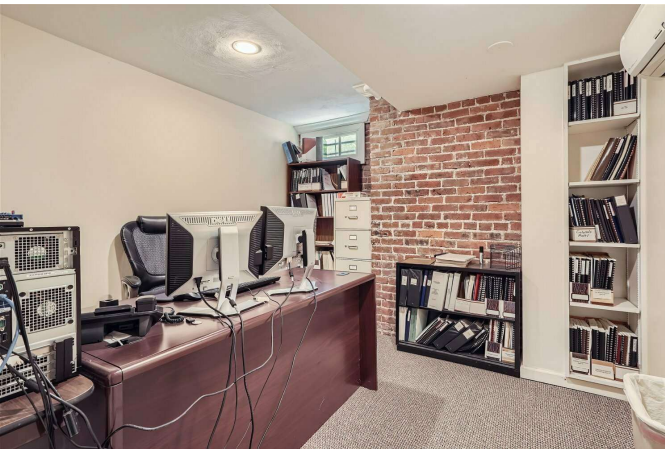


During the last 100 years, the Brind Mansion has passed through many owners, including several prominent Denver families. The house was purchased in 1994 by Spronk Water Engineers, who made several renovations to the home over the years. SWE has endeavored to maintain the historical nature of the house while adapting it to the needs of a modern office. It is a very pleasant place to work.

ADDITIONAL PHOTOS

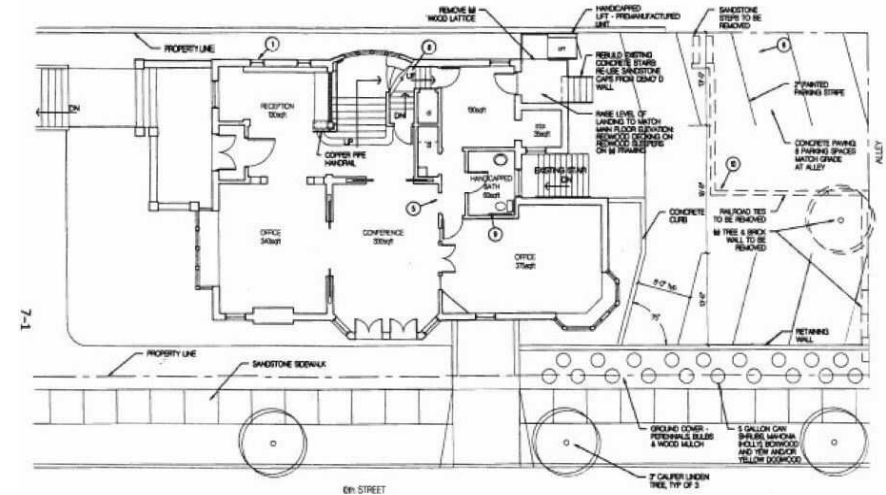
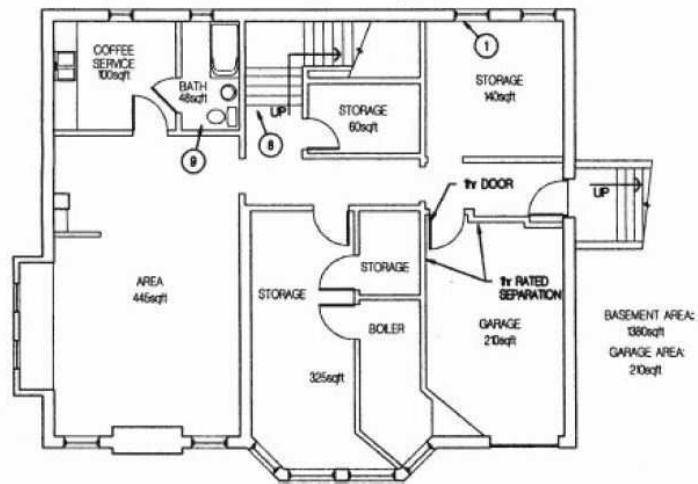


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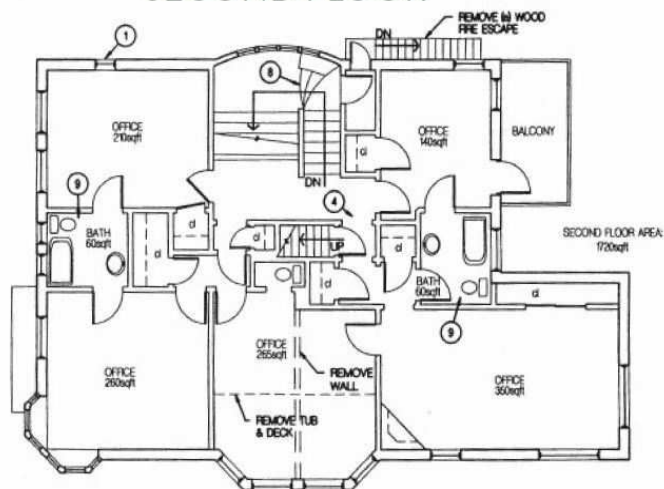


FLOOR PLANS

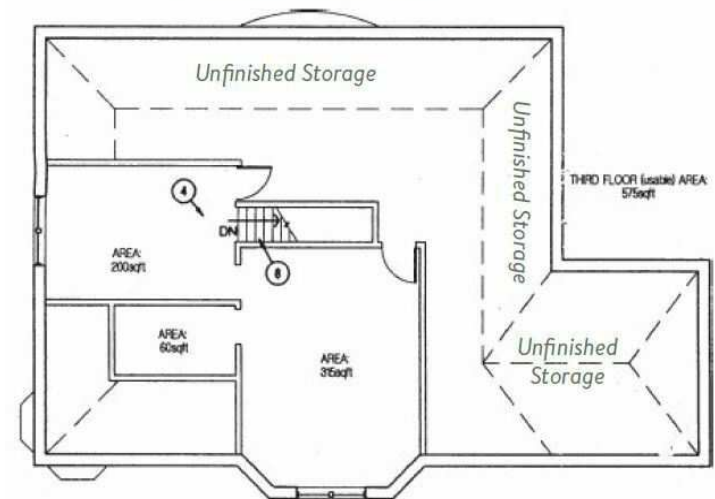
BASEMENT



SECOND FLOOR



THIRD FLOOR



RETAILER MAP





LOCATION DESCRIPTION

The Brind Mansion stands in the Capitol Hill neighborhood which has a long and storied history. After gaining statehood on the nation's centennial anniversary in 1876, Colorado's famous gold-domed state capitol was built on "Brown's Bluff" east of downtown, later appropriately christened as "Capitol Hill." Denver's elite were drawn to the area in the late 1800s to escape the density and blight of the urban core. They constructed elaborate Victorian mansions of Italianate, Second Empire, and Queen Anne styles, with each owner seemingly trying to outdo the other. The most prestigious addresses were those on streets of Sherman, Grant, Logan, and Pennsylvania. Their lush lawns and gardens were irrigated with water diverted from the South Platte River and delivered to the area through the City Ditch. Later, following an exodus of many of the wealthy elite who left for the suburbs, many of the old Capitol Hill mansions were converted to apartments, offices, or sadly torn down. The old mansions that remain today have a special charm that evokes the roaring style of the past. They don't build homes like the Brind Mansion anymore.

Capitol Hill has undergone a renaissance during the last two decades and is now home to a diverse population and sprinkled with many trendy restaurants, shops, and art galleries and nightlife. Nearby are some of Denver's finest museums nestled amongst beautiful turn-of-the-century mansions including the Denver Art Museum, Clyfford Still Museum, and the Molly Brown House Museum. Cheesman Park and the Denver Botanic Gardens are a short distance east of the Brind Mansion. The neighborhood is a great place to explore on foot or bicycle. The Cherry Creek bike trail, a few blocks southwest, is part of the vast interconnected Denver bike-path network. There are many other designated bike routes throughout the neighborhood.

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

POPULATION

710,800

0.566% 1-YEAR GROWTH

MEDIAN AGE

34.9

MEDIAN HH INCOME

\$85,853

9.82% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

416,271

1.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$540,400

17.7% 1-YEAR GROWTH

Source: <https://www.datausa.io/>

DISCLOSURE



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