

14

TOP FLOOR

1800 GLENARM

THE FOURTEENTH FLOOR

PENTHOUSE OFFICE CONDOMINIUM · DOWNTOWN DENVER

**OPPORTUNITY TO PURCHASE A TOP FLOOR OFFICE CONDO IN
DOWNTOWN DENVER!**

OFFICE CONDO FOR SALE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

ATLAS
BUSINESS BROKERS



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OVERVIEW

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.

An aerial photograph of a city street intersection, likely in Los Angeles, showing a large blue overlay that covers the left and center portions of the image. The overlay features a subtle pattern of white wavy lines. A prominent yellow geometric shape, resembling a stylized 'Z' or a series of connected triangles, is located in the bottom right corner. The text 'EXECUTIVE SUMMARY' is centered in the blue area.

EXECUTIVE SUMMARY



14

TOP FLOOR

1800

Kinsey & Company Commercial Real Estate is pleased to present Suite 1400 at 1800 Glenarm Place, a rare top floor office condominium in the heart of downtown Denver. Crowning the fourteenth floor of the 1800 Glenarm Condos, this 3,803 square foot penthouse suite is offered for sale at \$1,300,000 and gives an owner user the opportunity to control a signature downtown address at a fraction of the cost of new construction.

Suite 1400 occupies the entire top floor of the building and takes full advantage of its position. The suite is defined by its private rooftop terrace, a true outdoor amenity that is nearly impossible to find in a downtown office setting, along with wraparound windows that fill the space with natural light and frame the city on every side. The interior was professionally designed and built out with a welcoming reception and lobby, glass fronted private offices along the window line, a conference room, an open bullpen and workstation area, and a full kitchen. Secured entry provides privacy and peace of mind for staff and clients, and the suite is served by its own dedicated heat pump HVAC system, giving the occupant direct control over comfort and operating costs.

The location is central to everything that makes downtown Denver work. Situated at the corner of 18th Street and Glenarm Place, just off Broadway, the property is steps from the 16th Street Mall, the Colorado Convention Center, and the city's courts and government buildings. Union Station, the free MallRide, and multiple RTD light rail and bus lines put the entire metro area within easy reach, and the surrounding blocks offer an exceptional mix of restaurants, hotels, and daily conveniences for employees and visitors alike.

With its top floor position, private terrace, move in ready build out, and D-C zoning within the Central Business District, Suite 1400 at 1800 Glenarm is well suited for a law firm, professional services group, or executive office seeking a distinctive and secure downtown home. Office condominium ownership offers long term cost certainty and the opportunity to build equity in one of Colorado's most established office markets.

HIGHLIGHTS

- Beautiful finishes with:
 - Reception and lobby with wood veneer desk
 - Glass fronted private offices along the window line
 - Conference room
 - Open bullpen and workstation area
 - Full kitchen
 - Wood, stone, and glass accents throughout
- Top floor penthouse suite with private rooftop terrace
- Secured entry for staff and client privacy
- Dedicated heat pump HVAC system controlled by the suite
- 3,803 SF offered at \$1,300,000
- Wraparound windows with abundant natural light and panoramic city views
- Entire 14th floor with no shared corridor or neighboring tenants on the level
- Prime CBD location at 18th and Glenarm, steps from the 16th Street Mall, Colorado Convention Center, and Denver courts
- Excellent transit access via the MallRide, RTD light rail, and Union Station
- Office condominium ownership provides long term cost certainty and equity growth



An aerial photograph of a city street intersection. A large, modern building is under construction, featuring a prominent red crane. The building is surrounded by other urban structures. A dark blue, semi-transparent overlay covers the left side of the image, with a white line separating the text from the rest of the overlay. In the bottom right corner, there is a yellow and white geometric graphic element.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

1800 Glenarm Place was constructed in 1980, with the Unit 1400 office improvements completed in 2011.

SALE PRICE \$1,300,000

Street Address 1800 Glenarm Place, Suite 1400

City Denver

State Colorado

ZIP 80202

Total Square Footage 3,803

Zoning D-C (Downtown Core)

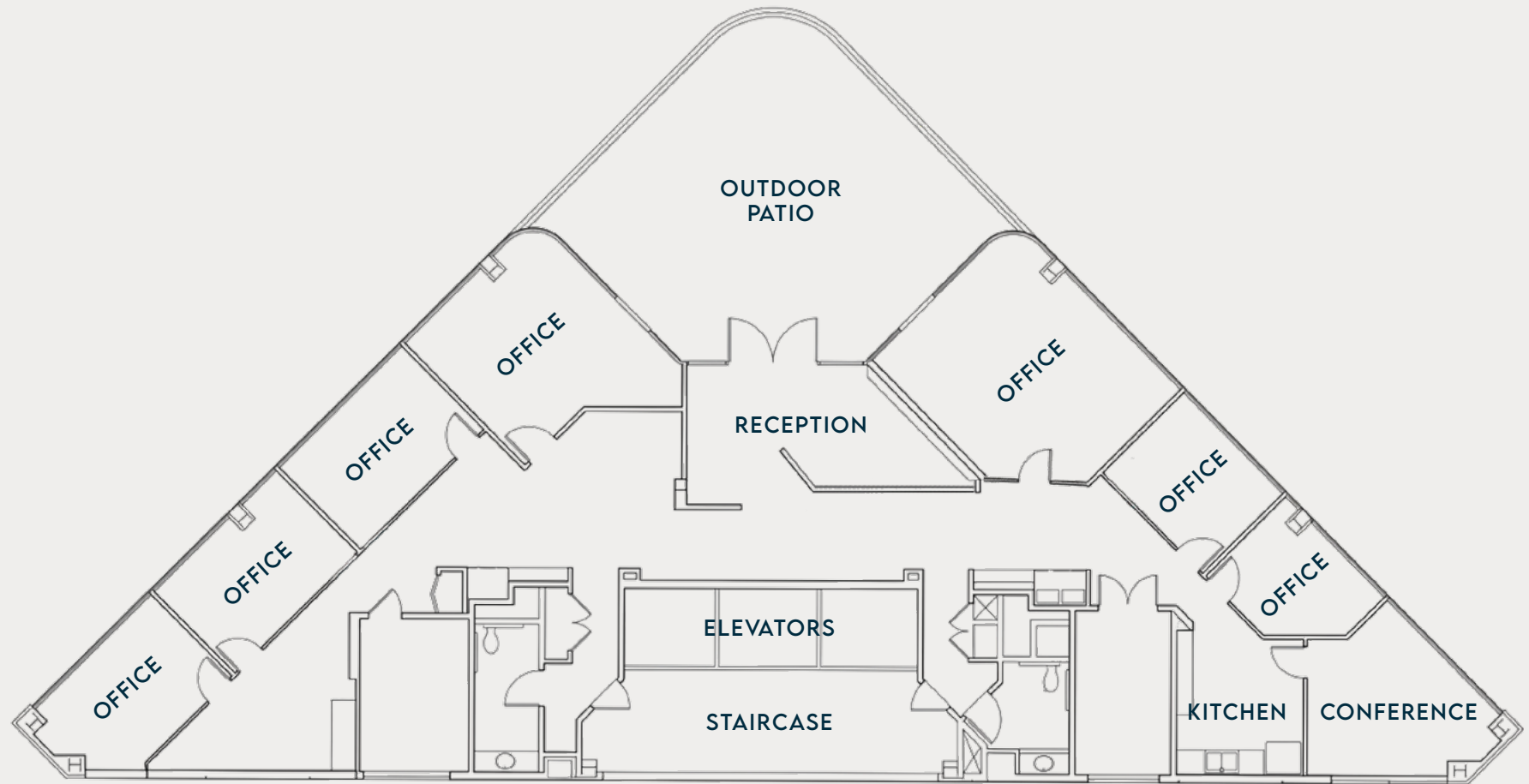
Year Built 1980

Monthly Association Dues \$2,188.97

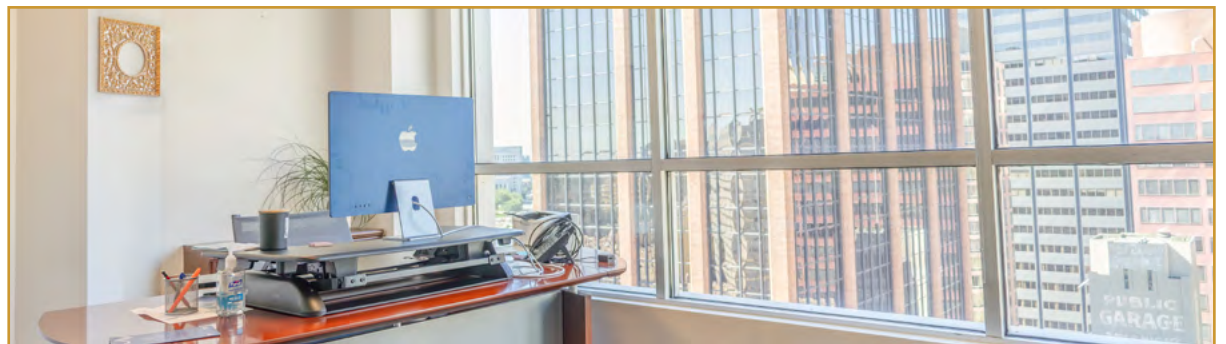
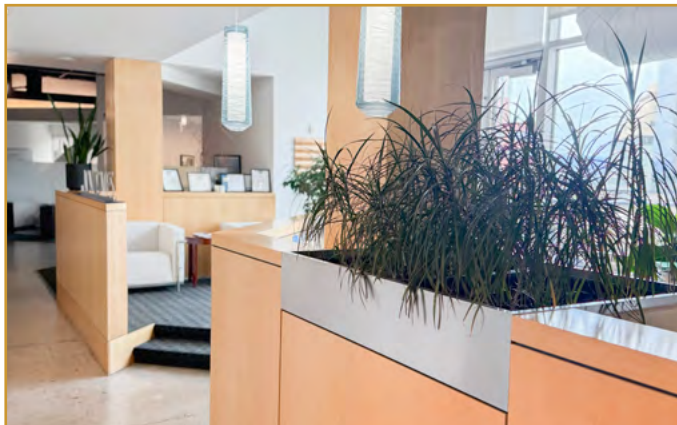
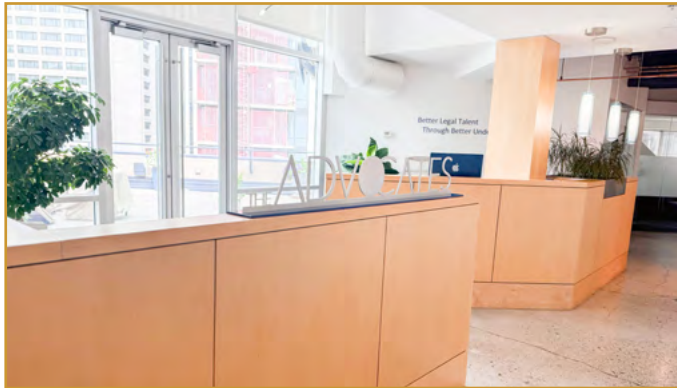
2025 Property Taxes Due in 2026 \$20,024.70

EXISTING FLOOR PLAN

14TH FLOOR



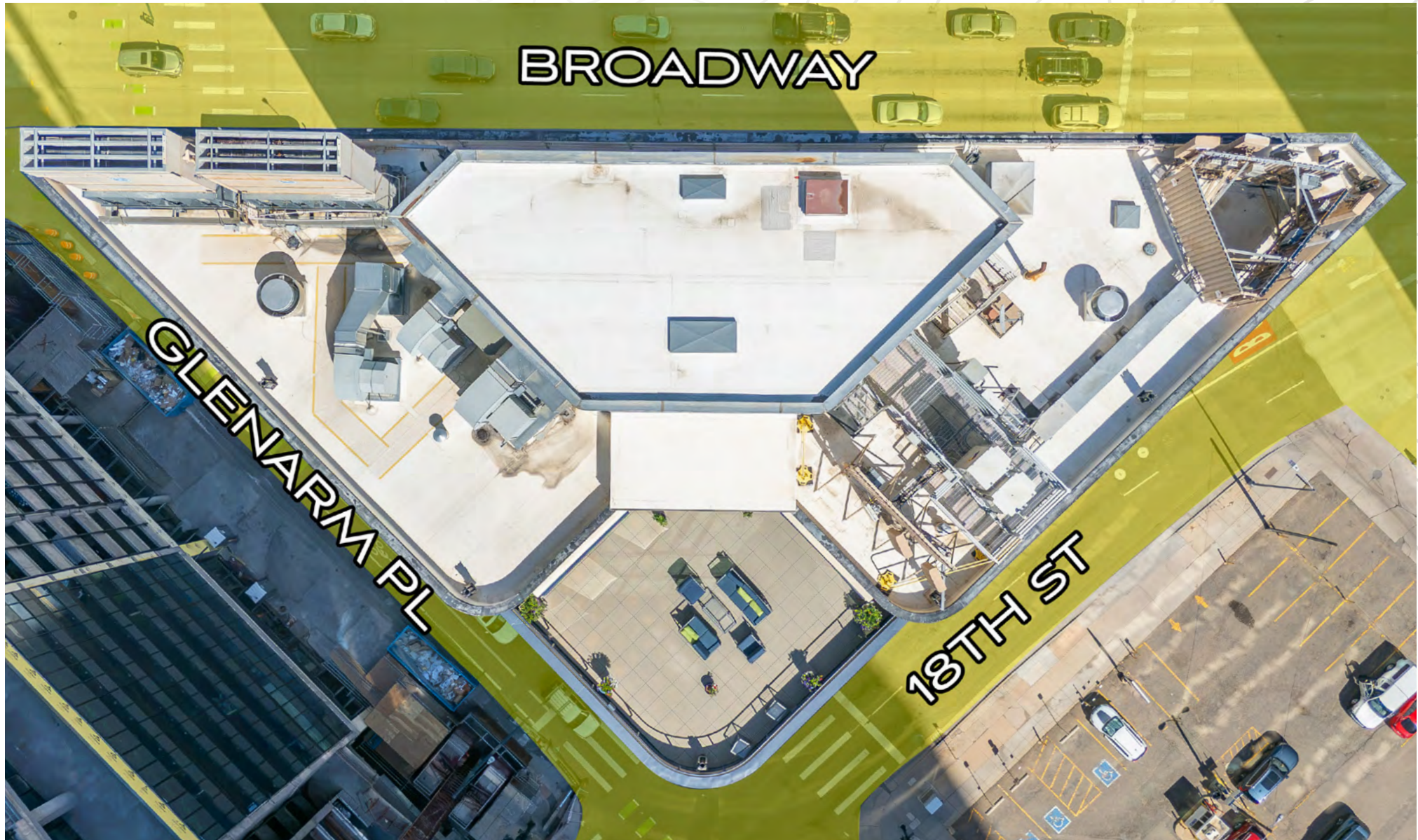
PROPERTY INTERIOR PHOTOS



ROOFTOP PATIO



LOCATION



1800

AREA OVERVIEW

1800
GLENARM

Positioned in the heart of Upper Downtown, 1800 Glenarm sits at the center of the Rocky Mountain region's largest employment hub. Downtown Denver holds nearly 152,000 jobs, 30% of the city's total, on just 1.8% of its land area, and draws from a Colorado workforce ranked the second most educated in the nation. The building is steps from the 16th Street FreeRide and RTD's Civic Center Station, and a short walk to Union Station with direct rail service to Denver International Airport, the fourth busiest airport in the country, which served a record 82.4 million passengers in 2025.

Denver is a recognized technology and innovation center, ranking 10th in North America for tech talent, 7th in the U.S. for startups and 6th in the nation for tech job growth. Companies continue to choose downtown: Sasaki signed an 11 year commitment, EGYM Wellpass selected Denver for its first U.S. headquarters, Ibotta opened on 16th Street, Block 162 reached 90% occupancy, and Marsh McLennan, Reed Smith, Gibson Dunn and Snowflake have all recently arrived. Downtown's 35,000 residents are the fastest growing population in the metro area, projected to expand 3.5% annually through 2029, with 73% holding a bachelor's degree or higher and a median household income of nearly \$117,000.

The core is in the middle of a historic reinvestment cycle. Downtown saw 73 million visits in 2025, foot traffic recovered to 90% of 2019 levels, and 72 new ground floor businesses opened last year with 36 more so far in 2026. Nearly \$900 million in development was completed or under construction in 2025, and the Denver Downtown Development Authority has committed \$166 million across its first 13 catalytic projects with more than 20 now in the pipeline, many within blocks of 1800 Glenarm, including:

- **16th Street Reopening:** Denver's iconic 1.2 mile pedestrian corridor reopened in October 2025 after a complete rebuild, adding 222 new trees and 658 new tables, chairs and benches. The street drew 2.5 million visitors in 2025, a 14% increase over the prior year, and FreeRide ridership jumped 54%.
- **Denver Pavilions and Glenarm Place:** A \$60 million public acquisition secured the Denver Pavilions retail center and the parking lots on both sides of Glenarm Place at 15th Street, positioning the block for major mixed use redevelopment two blocks from the building.
- **Office to Residential Conversions:** The historic Petroleum Building, the University Building and High Fidelity Plaza are being converted into nearly 1,000 new residences, bringing new housing, ground floor retail and street level activity to the core.
- **Civic Center Next 100 and Skyline Park:** \$175 million in total investment is transforming downtown's two signature parks with new lighting, landscaping, performance space and dining. Civic Center broke ground in November 2025.
- **Innovation and Job Growth:** A \$4.5 million regional innovation and entrepreneurship hub is planned at Independence Plaza, 1050 17th Street, in partnership with the University of Colorado Denver, backed by a new \$40 million job creation and reinvestment fund.

AREA RANKINGS

#1

BEST STATE FOR EDUCATION

Colorado, U.S. News & World Report, 2026

#1

EDUCATIONAL ATTAINMENT

Colorado, Lumina Foundation, 2024

#1

IN NONSTOP DOMESTIC DESTINATIONS

Denver International Airport, 2025

#1

LOWEST OBESITY RATE IN THE NATION

Colorado, Trust for America's Health, 2025

#2

HIGHEST BACHELOR'S DEGREE ATTAINMENT

Colorado, U.S. Census Bureau, 2024

#5

FITTEST CITY IN AMERICA

Denver, ACSM American Fitness Index, 2026

#5

MOST WALKABLE CITY IN U.S.

Denver, USA Today 10Best, 2026



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