

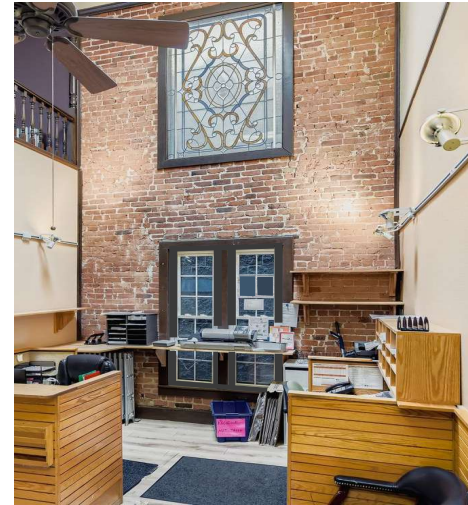
OFFICE PROPERTY FOR SALE



Century Real Estate Advisors

Brent Snyder

PRICE REDUCTION



New Price	\$775,000
Price / rsf	\$188.66
Building Size	4,108 rsf / 4,679 gsf
1st flr	2,126 rsf
2nd flr	1,982 rsf
Basement	571 sf
Site	3,750 sf
Year Built	1933
Parking	6 dedicated spaces
Zoning	D-GT

**Move-in Ready Office
with 6 Off Street
Parking Spaces in the
Golden Triangle**

GREAT VALUE, LOCATION & VISIBILITY

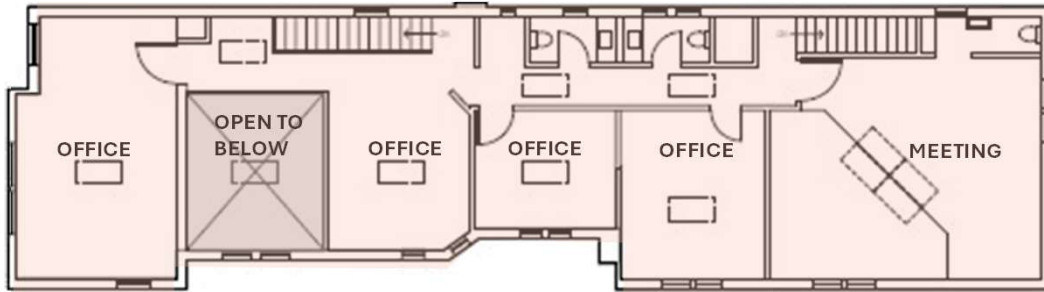
226 W. 12th Avenue offers an owner/user unique opportunity to own a 2 story, 4,108 rsf Office Building at the epicenter of Denver's Golden Triangle Creative District. Speer Boulevard, Colfax Avenue and Lincoln Street are the perimeter borders of the Triangle, encompassing 45 city blocks where business owners, visitors, and residents have access to art galleries, boutiques, and a diverse array of restaurants and cafes.



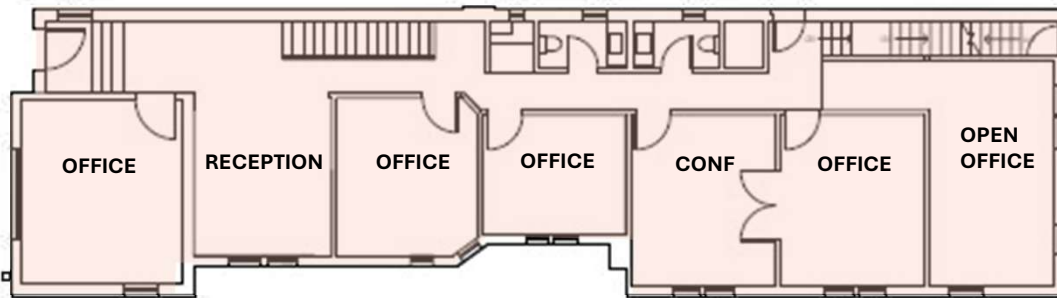
bsnyder@centuryadvisorsllc.com 720.273.9678

FLOOR PLANS

PRICE REDUCTION



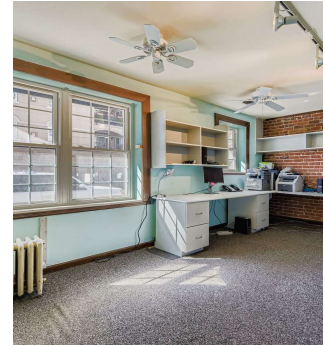
- OFFICE 4
- MEETING 1
- TOILETS 2 UNISEX, 1 PRIVATE



- RECEPTION
- OFFICE 5
- MEETING 1
- TOILETS 2 UNISEX



RENOVATION EXAMPLE IN SIMILAR STRUCTURE



EXISTING OFFICE

With four sides of daylight and an efficient existing layout, 226 w. 12th avenue presents opportunities for a fresh, contemporary office environment of private offices with minor modifications. Large end cap offices, 12 skylights and a double-height reception space present excellent bones for a prime long term investment.

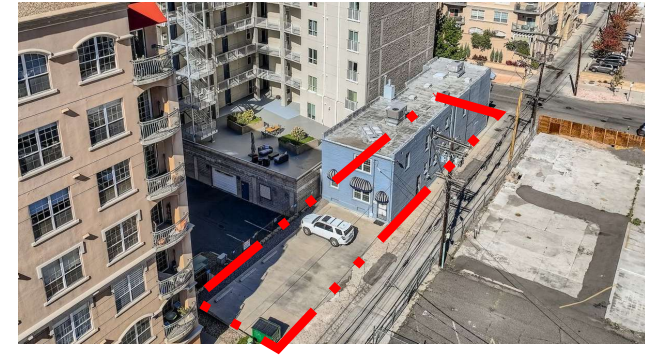


EXISTING OFFICE

All information contained in this brochure has been obtained from sources deemed reliable. No warranties are made with respect to accuracy. Buyer should conduct its own due diligence and seek expert opinions as deemed necessary.

LOCATION / AMENITIES

PRICE REDUCTION



1. Wellington Webb Municipal Offices
2. Denver Art Museum
3. Denver City & County Building
4. Clyfford Still Museum
5. Denver Art Museum Admin Offices
6. Kirkland Museum
7. Leven Deli
8. Dryden Apartments
9. Denver CBD
10. Denver Civic Center
11. Colorado Supreme Courts Building
12. Colorado State Capitol Building
13. Colorado Bar Association
14. Art Hotel
15. History Colorado Center
16. Bannock Street
17. West 12th Ave.
18. Colorado State Capitol Building

226 W 12TH AVE

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NEIGHBORHOOD

PRICE REDUCTION



The Golden Triangle neighborhood is home to the best of Denver Institutions, Government Access, Premium residential and dining.

**226 W 12TH Ave
Off Street
Parking for 6
Cars**



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