



AVAILABLE FOR SALE

*Two-Story, 1,212 Square Foot
Office Condo in Capitol Hill*

Kentwood
Commercial

EXECUTIVE SUMMARY

CAPITOL HILL CHARACTER OFFICE | FIVE PRIVATE OFFICES

Located in the heart of Denver's Capitol Hill neighborhood, 673 N Grant Street offers a distinctive two-story office condominium that blends historic character with updated functionality. Renovated in 2018, the property retains its original woodwork and architectural details, complemented by large windows that provide abundant natural light throughout the space. The first level features a welcoming lobby/reception area, two private offices, and a private restroom, while the second level includes three additional private offices, creating a flexible layout well suited for professional, creative, or boutique office users. The property is currently operated as an investment property, with individual offices leased to separate tenants on short-term agreements, providing an incoming owner with the flexibility to continue the existing rental model, occupy all or a portion of the space, or reposition the property over time.

Situated in Capitol Hill, one of Denver's most established and centrally located neighborhoods, the property benefits from a highly accessible location just southeast of Downtown Denver. The surrounding area offers an eclectic mix of historic residences, professional offices, restaurants, coffee shops, neighborhood retail, and cultural destinations, creating a vibrant and walkable setting for businesses and their clients. With convenient access to 6th Avenue, Speer Boulevard, Broadway/Lincoln, and Downtown Denver, 673 N Grant Street presents a unique opportunity to acquire a character-rich office property in one of Denver's most recognizable urban neighborhoods.

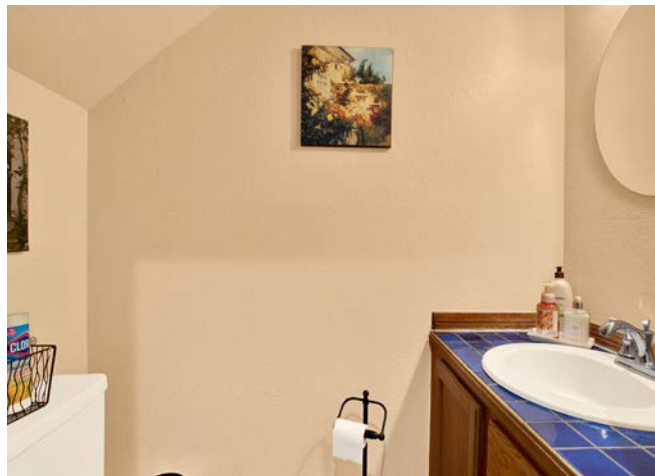
Property Highlights

- » Two-story office condominium in Denver's Capitol Hill neighborhood
- » Five private offices across two levels
- » Welcoming lobby/reception area + private restroom
- » Original woodwork and historic architectural details
- » Large windows providing abundant natural light
- » Distinctive character and boutique office environment
- » Flexible layout suitable for a variety of professional and creative users
- » Currently configured as a multi-tenant investment property
- » Individual offices leased to separate tenants on short-term leases
- » Flexibility for an owner-user, investor, or hybrid occupancy strategy
- » Walkable Capitol Hill location surrounded by restaurants, coffee shops, retail and more
- » Convenient access to Downtown Denver, 6th Avenue, Speer Boulevard, Broadway & Lincoln Street

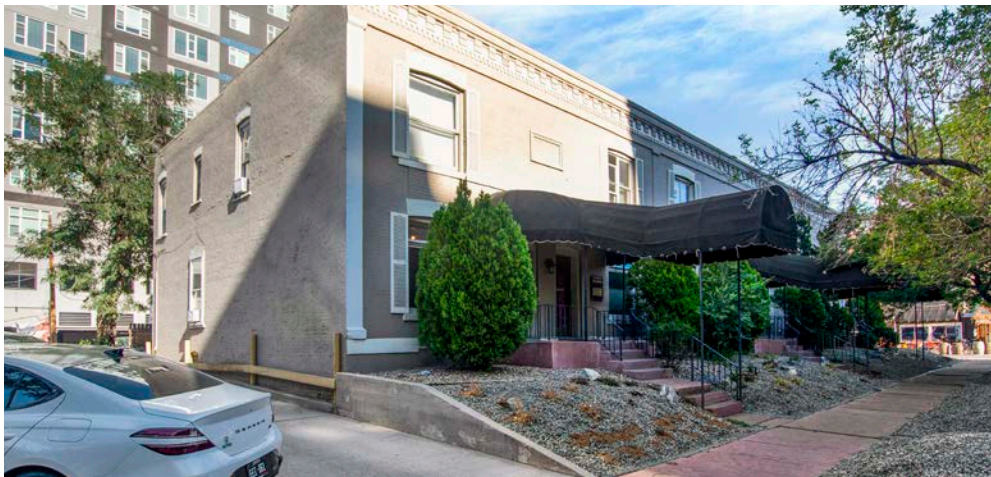


SALES PRICE	\$358,000
NET BUILDING SIZE	1,212 SF
PROPERTY TYPE	Office
SUBMARKET	Capitol Hill
YEAR BUILT	1925 (Reno. 2018)
CONSTRUCTION	Masonry
STORIES	Two
HEAT	Boiler
ROOF	Flat
OA DUES	\$350/Mo.
TAXES (EST.)	\$7,941.10

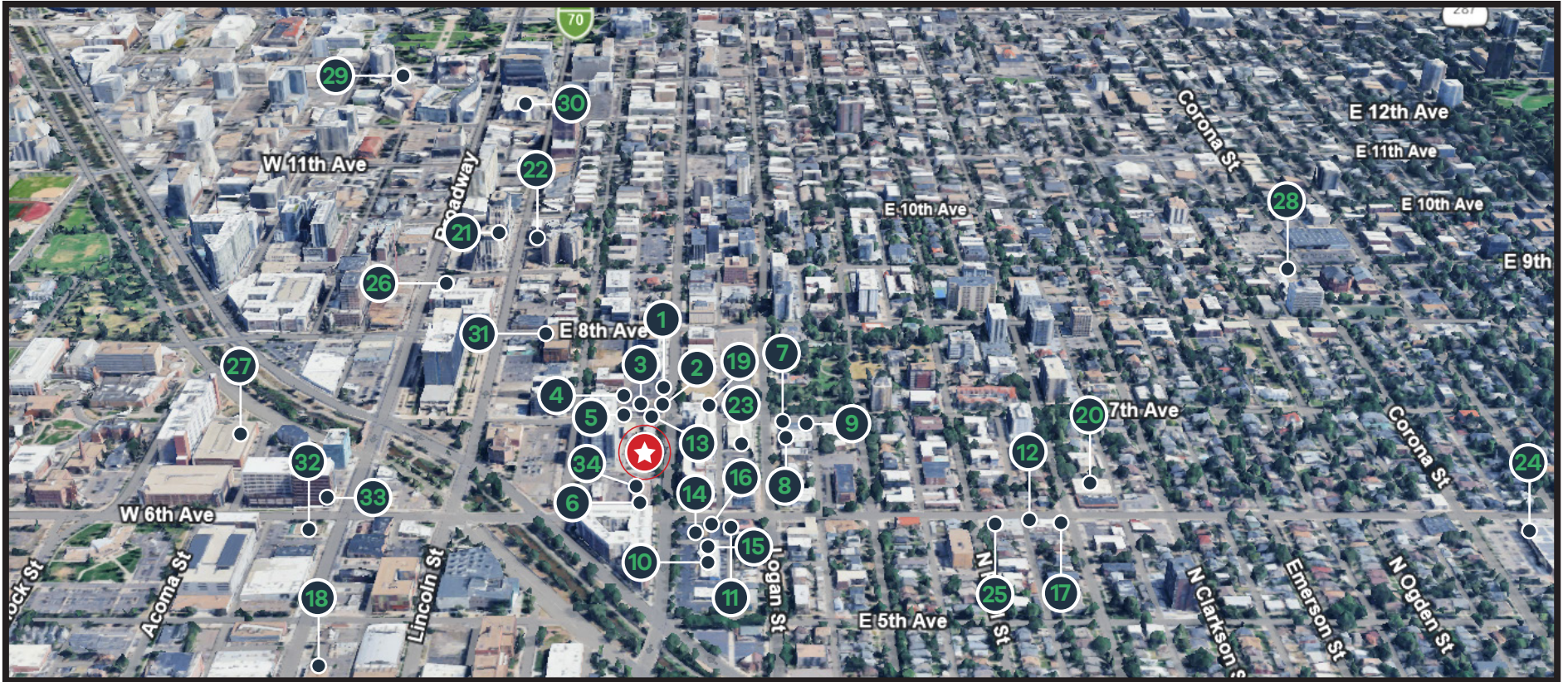
INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA MAP



AREA AMENITIES

DINING/BARS

- 1 Luca
- 2 Vesper Lounge
- 3 Mizuna
- 4 Aloy Thai Eatery
- 5 Wapos Cantina
- 6 Mt Fuji Japanese Habachi/Sushi
- 7 Carboy Winery - Denver
- 8 Apres Govnr's Park
- 9 Syrup Cap Hill
- 10 Moe's Broadway Bagel
- 11 Little India Restaurant & Bar
- 12 Angelo's Taverna

COFFEE/CONFECTIONS

- 13 Salita
- 14 lil Coffea Shop
- 15 Yogurtland - Denver
- 16 le' Bakery Sensual
- 17 Pablo's Coffee - 6th Avenue

FITNESS/WELLNESS

- 18 Superset Fitness
- 19 Sapa Spa & Wellness
- 20 The Denver Hive
- 21 Pilates by Ness
- 22 BLOCK21 Fitness

RETAIL/SERVICES

- 23 Trader Joe's
- 24 Safeway
- 25 The Wine Seller & Spirits Too
- 26 evo Denver
- 27 Denver Health
- 28 9th Avenue Ace Hardware
- 29 Denver Art Museum
- 30 History Colorado Center
- 31 Juno Salon Denver
- 32 Posh & Polished Nail Spa
- 33 FedEx Office Print & Ship
- 34 Super In & Out Dry Cleaners



CAPITOL HILL

Denver's Capitol Hill neighborhood is one of the city's most established and recognizable urban districts, offering a distinctive mix of historic architecture, residential density, professional offices, restaurants, retail, and cultural destinations. Located immediately southeast of Downtown Denver and centered around the Colorado State Capitol, the neighborhood provides businesses with a central location and convenient access to Downtown, the Golden Triangle, Cherry Creek, and surrounding central Denver neighborhoods. Major corridors including Broadway, Lincoln Street, Colfax Avenue, 6th Avenue, and Speer Boulevard provide efficient connectivity throughout the metro area, while numerous nearby transit options make the neighborhood accessible for employees and clients alike.

For businesses, Capitol Hill offers an appealing alternative to a traditional downtown office environment. Employees benefit from a walkable, amenity-rich setting with an extensive selection of coffee shops, restaurants, fitness studios, neighborhood services, and everyday conveniences within a short distance of the office. The neighborhood's combination of historic homes, converted office buildings, multifamily communities, and locally owned businesses creates an energetic environment with activity throughout the workday. Its proximity to the Colorado State Capitol, Civic Center, Denver's government and legal districts, and Downtown Denver is particularly advantageous for professional services, legal, financial, consulting, nonprofit, and creative firms. Nearby parks and cultural destinations, including Civic Center Park, the Denver Art Museum, Golden Triangle, and Cheesman Park, further contribute to the quality of the workplace environment. With its central location, established amenities, distinctive architecture, and strong connectivity, Capitol Hill provides businesses with a highly recognizable Denver address and employees with the convenience and character of working in one of the city's most vibrant urban neighborhoods.

WALK SCORE	92 ('Walker's Paradise')
BIKE SCORE	91 ('Biker's Paradise')
TRANSIT SCORE	87 ('Excellent Transit')

DEMOGRAPHICS

Population 2025	1 mi	50,971	Average Household Income	1 mi	\$122,117	Daytime Businesses	1 mi	5,215
	2 mi	124,718		2 mi	\$127,226		2 mi	18,879
	3 mi	248,398		3 mi	\$134,499		3 mi	28,508
Median Age	1 mi	36.7	Daytime Employees	1 mi	46,388	Consumer Spending	1 mi	\$952,694,829
	2 mi	37.3		2 mi	182,720		2 mi	\$2,271,928,247
	3 mi	36.9		3 mi	256,185		3 mi	\$4,369,620,187

Disclosure

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This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

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