

1800

GLENARM PLACE, STE 701

FOR SALE OR LEASE



PRESENTED BY:

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Kentwood
Commercial



Office Condo Offered for Sale 1800 Glenarm Place, Suite 701

1800 Glenarm Place, an impeccably kept, versatile office building situated at the core of Downtown Denver. Suite 701 spans 1,166 square feet and features two exclusive offices, a generous open area for additional work space or a conference room, a well-equipped kitchen/break area, and expansive windows that flood the space with natural light, providing stunning city and mountain views. Its prime location is adjacent to a new mixed-use development currently underway, ensuring effortless proximity to a wide array of dining, shopping, entertainment options, and more. Easy access to I-25 and public transportation.

PROPERTY DETAILS

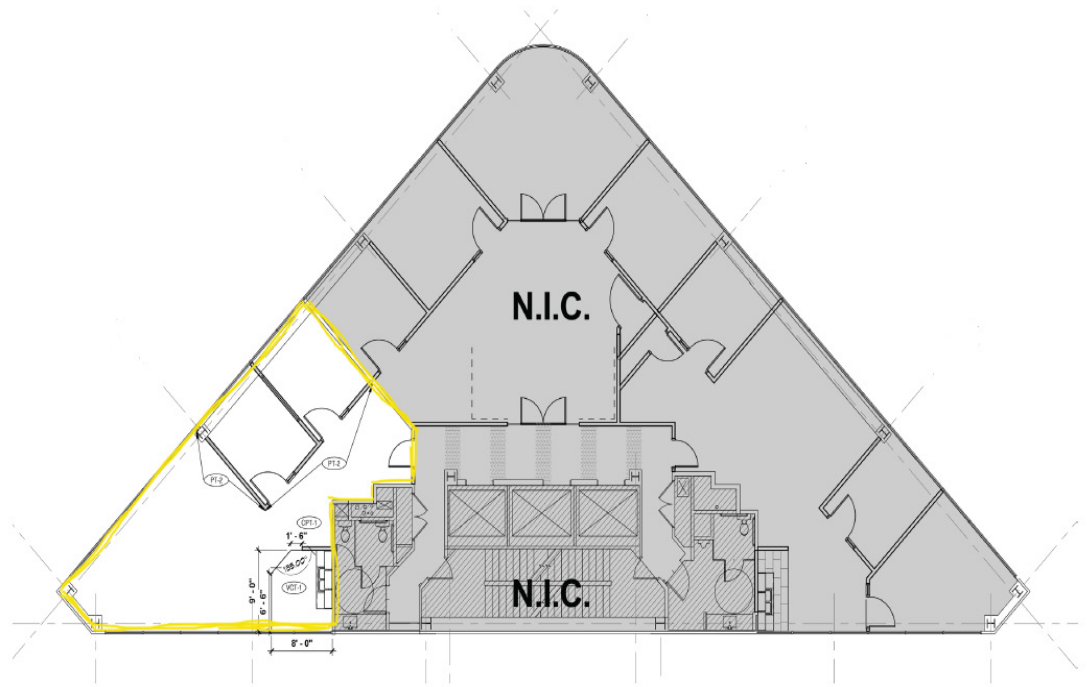
SALE PRICE	\$299,000
LEASE RATE	\$19.99/SF FSG
SPACE AVAILABLE	1,166 RSF
PROPERTY TYPE	OFFICE CONDO
BUILDING STORIES	14
YEAR BUILT	1980 (RENOVATED 2014)
SUBMARKET	DOWNTOWN/CBD
EST TAXES	\$5,921.60
EST OA DUES	\$675.00
ZONING	D-C



SPECIAL FEATURES & AMENITIES

- CLASS B BUILDING WITH BRAND IDENTITY
- EXPANSIVE WINDOWS OFFER ABUNDANT NATURAL LIGHT
- WELL-APPOINTED LAYOUT OF PRIVATE OFFICES AND OPEN WORK/CONFERENCE SPACE
- ELEVATOR ACCESS
- FULL KITCHEN/BREAK AREA
- AMENITIES INCLUDE FITNESS CENTER, SHOWER FACILITIES, CONTROLLED ACCESS, CONFERENCE SPACE, ON-SITE PROPERTY MANAGEMENT
- INCREDIBLE DOWNTOWN DENVER LOCATION WITH FANTASTIC VIEWS & EASY ACCESS TO PUBLIC TRANSPORTATION
- STRONG DEMOGRAPHICS

FLOOR PLAN



Suite 701
1,166 SF

1800

GLENARM PLACE, SUITE 701

OFFICE CONDO FOR SALE OR LEASE

AREA HIGHLIGHTS

DINING/BARS/COFFEE

Yard House
West Saloon & Kitchen
5280 Burger Bar
Earls Kitchen & Bar
1801 Eatery
La Loma
3 Margaritas
Lazo Empanadas
French 75
Novo Coffee
Corner Bakery Cafe
Ink Coffee 1801

CULTURE/RECREATION

Union Station
Coors Field
McGregor Square
Denver Milk Market
Marquis Theatre

HOTELS/LODGING

Hampton Inn and Suites
The Grand Hyatt
Brown Palace Hotel & Spa
Warwick Denver
Ritz Carlton

RETAIL/SERVICES

Sephora
Express
H&M
Sunglass Hut
Bouquets Flower Shop
Choice Market
Target
BMO Bank
Wells Fargo
Orange Theory
Denver Athletic Club
Ritz Carlton Spa



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