

1401 S BROADWAY

DENVER, CO 80210



1401 S BROADWAY, DENVER, CO 80210

CONTACT US FOR MORE INFORMATION

PAUL NORA

ADVISOR

T 303.962.9575

PNORA@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com





EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPERTY DETAILS

BUILDING TYPE:	Office / Retail Condo
LISTING PRICE:	\$650,000
BUILDING SIZE:	1,606 SF
YOC:	1915 / Renovated in 2026
TAXES:	\$10,671.38 / Year
INSURANCE:	\$2,107 / Year
HOA:	\$324.02 / Month
WATER:	Included in HOA

INVESTMENT HIGHLIGHTS

- The main conference room doors slide open and shut if privacy is required
- Along the wall are 4 individual office spaces with floor to ceiling windows and doors
- HVAC and plumbing system piping completely new in 2026
- Bathroom is ADA compliant
- All lights are on dimmers
- Keyless electronic secure entrance via Brivo Pass was installed recently
- Sonos speakers throughout
- Custom bar and floating shelves in the center are great for displaying awards, signage, products, etc...



LOCATION OVERVIEW



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1401 S Broadway, Denver, CO 80210 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.PinnacleREA.com

1401 S BROADWAY, DENVER, CO 80210

CONTACT US FOR MORE INFORMATION

PAUL NORA

ADVISOR

T (303) 962 - 9575

PNORA@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

