

# 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

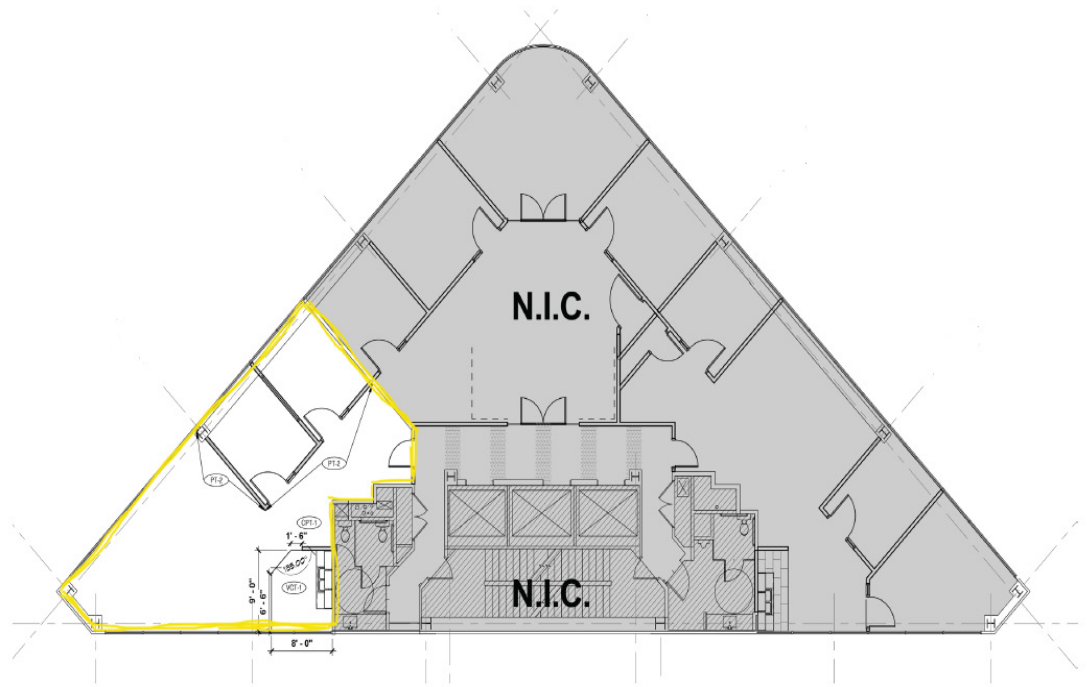
SALE PRICE	\$289,000
LEASE RATE	\$19.99/SF FSG
SPACE AVAILABLE	1,166 RSF
PROPERTY TYPE	OFFICE CONDO
BUILDING STORIES	14
YEAR BUILT	1980 (RENOVATED 2014)
SUBMARKET	DOWNTOWN/CBD
EST TAXES (2023)	\$4,701.86
EST OA DUES (2023)	\$674.45
ZONING	D-C



## 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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