



SANDBERG
MONETTE

Corey Sandberg, Vice President
Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor



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

140 East 19th Avenue #200

Denver, CO 80203



INVESTMENT CONTACT

COREY SANDBERG
VICE PRESIDENT

Direct: 303.407.9784
Mobile: 928.533.4581
CSandberg@PinnacleREA.com



INVESTMENT CONTACT

KEITH LENZ
ASSOCIATE ADVISOR

Direct: 303.962.9563
Mobile: 630.235.2701
KLenz@PinnacleREA.com

PROPERTY OVERVIEW



140 EAST 19TH AVENUE #200

Denver, CO 80203

Sale Price: Contact Broker

PROPERTY DESCRIPTION

Building Type:	Office
Suite Size:	4,784 SF Net / 6,000 RSF
YOC / Remodeled:	1982 / 2018
Elevators:	2
Parking:	5 Deeded Spaces
HOA Fees:	\$6,700/mo

PROPERTY HIGHLIGHTS

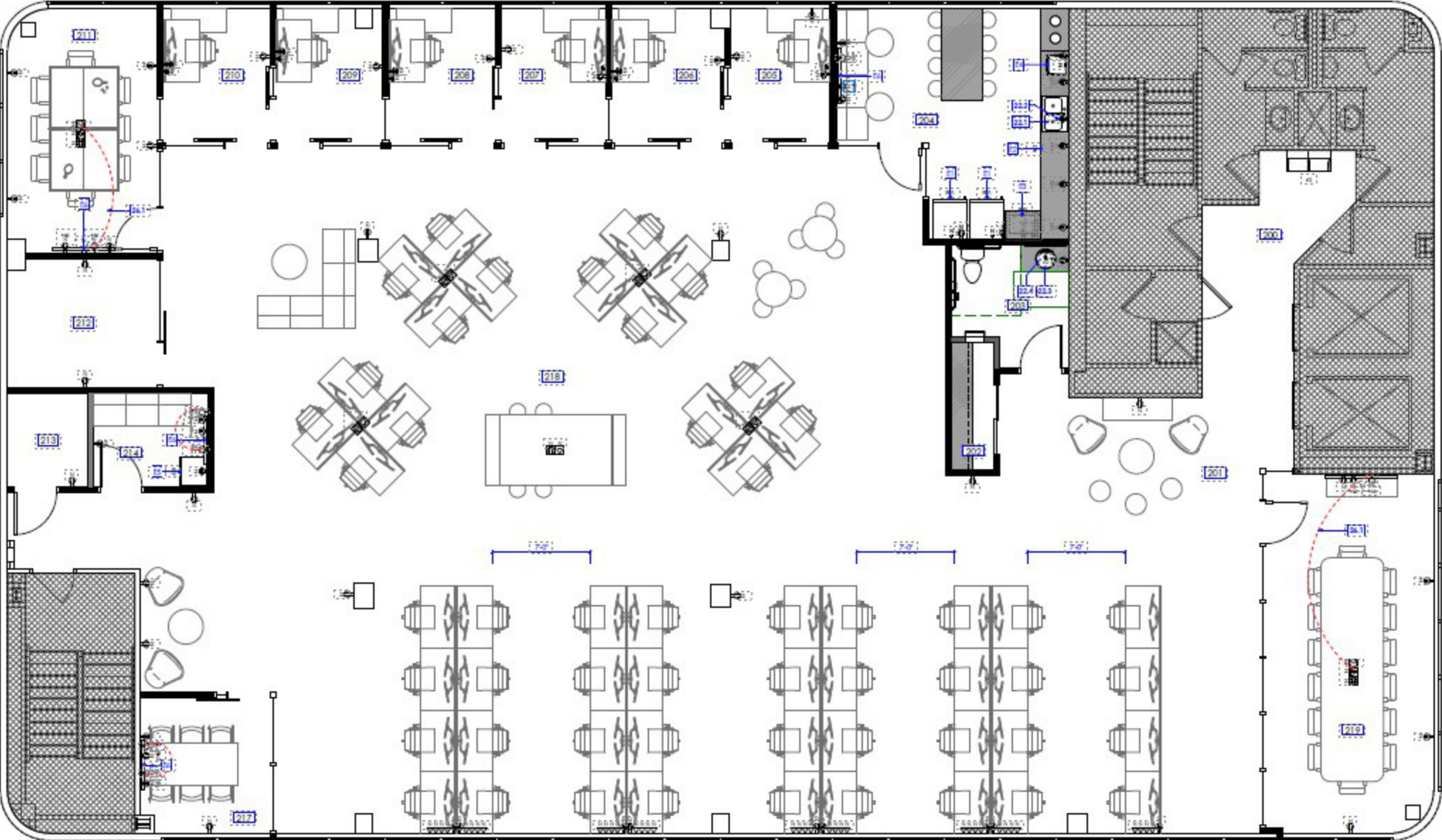
- Excellent Denver location in CBD
- Bright interior with ample natural light and windows
- Suite has been completely updated with attractive modern finishes
- Meticulously maintained building - Association manager offices on site
- Adjacent to new luxury developments

UPTOWN / NORTH CAP HILL NEIGHBORHOOD HIGHLIGHTS

- Two blocks North of 17th's Street "Restaurant Row"
- Easy access to Colfax / I-25
- Centrally located to events hosted at Civic Center Park and City Park
- Located near dozen of new apartment buildings and highly anticipated Uptown





CURRENT LAYOUT



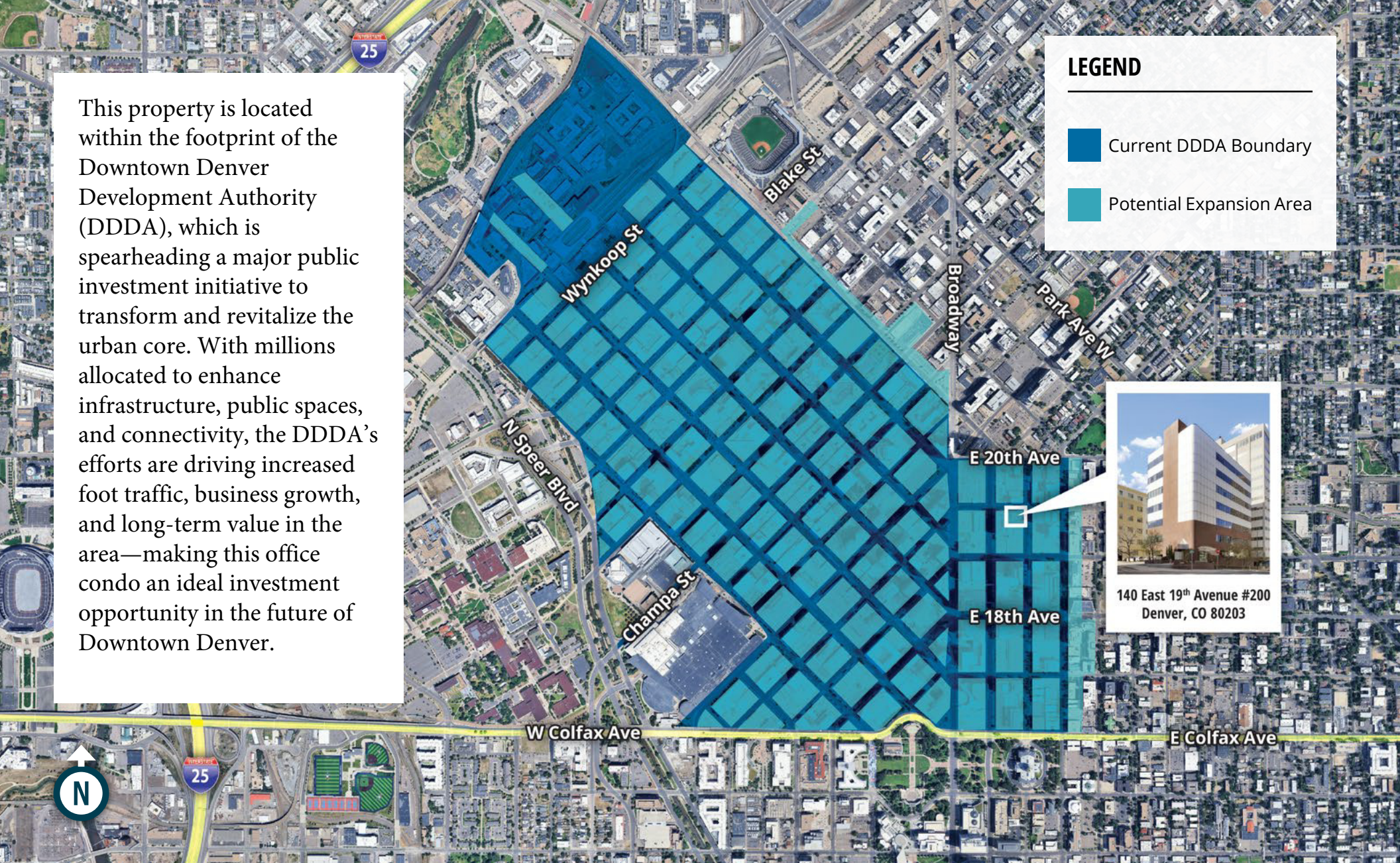
This property is located within the footprint of the Downtown Denver Development Authority (DDDA), which is spearheading a major public investment initiative to transform and revitalize the urban core. With millions allocated to enhance infrastructure, public spaces, and connectivity, the DDDA's efforts are driving increased foot traffic, business growth, and long-term value in the area—making this office condo an ideal investment opportunity in the future of Downtown Denver.

LEGEND

-  Current DDDA Boundary
-  Potential Expansion Area



140 East 19th Avenue #200
Denver, CO 80203



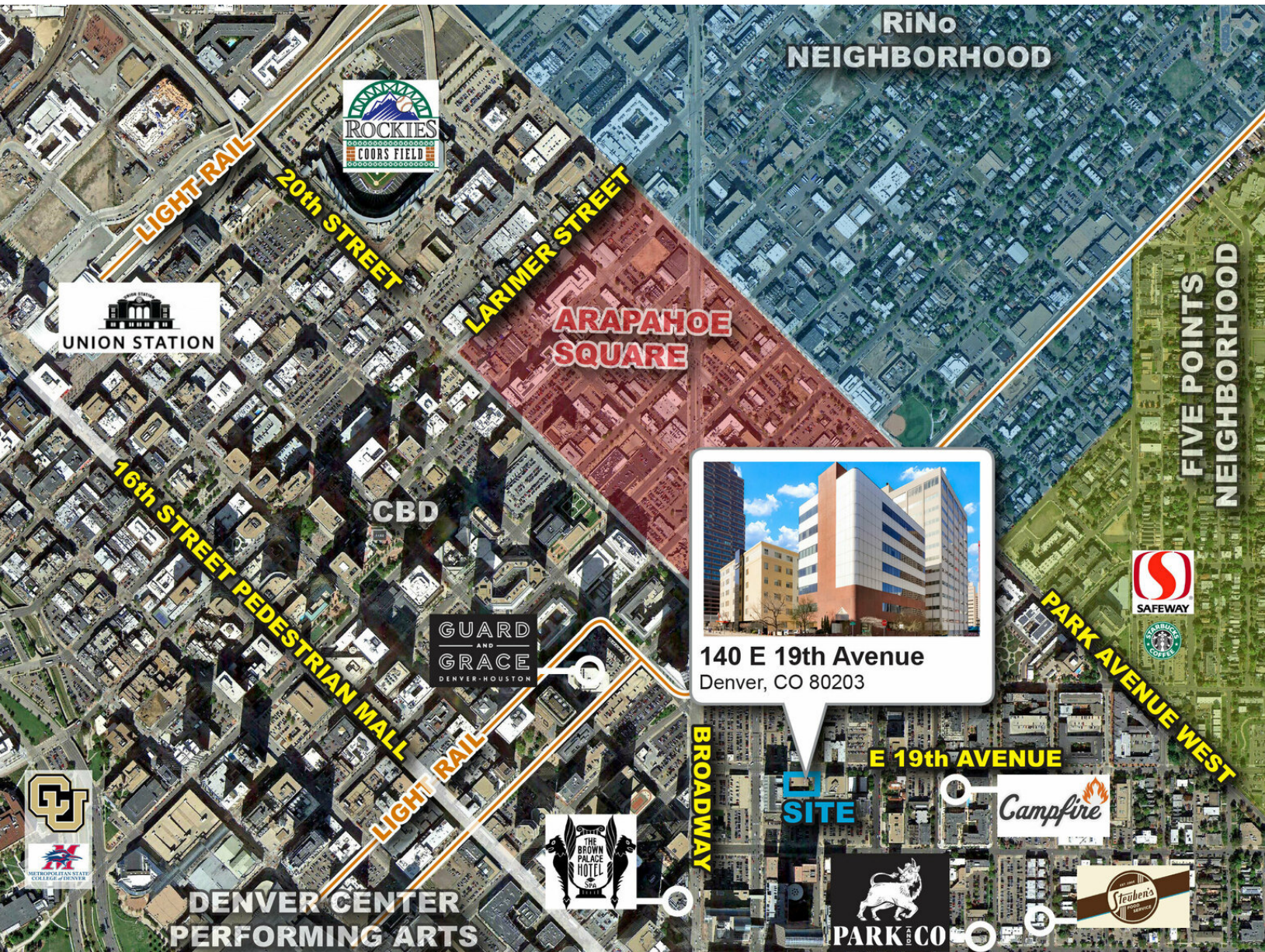
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION OVERVIEW



POPULATION

1 mile	52,458
3 mile	240,423
5 mile	483,494



HOUSEHOLDS

1 mile	31,951
3 mile	128,451
5 mile	229,118

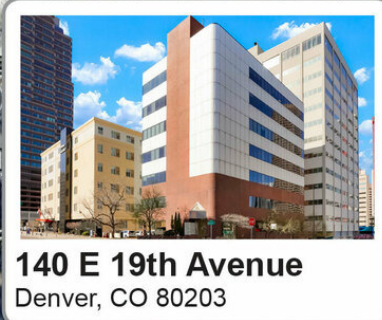


AVERAGE HH INCOME

1 mile	\$99,414
3 mile	\$115,199
5 mile	\$112,710



LOCATION OVERVIEW



- 1 Uptown Square Apartment H...
- 2 AMLI at Uptown
- 3 NOVEL Uptown
- 4 One City Block
- 5 The Clarkson Apartments
- 6 SOVA Apartments
- 7 Skyhouse Denver Apartments
- 8 Radius Uptown Apartments
- 9 Sylvan Uptown
- 10 The Dorsey
- 11 Radiant Apartments
- 12 Midland Lofts
- 13 Arapahoe Square Apartments
- 14 20th Street Station Apartmen...



AREA OVERVIEW

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

Median household income in Denver, CO is \$85,853.

POPULATION

710,800

0.566% 1-YEAR GROWTH

MEDIAN AGE

34.9

MEDIAN HH INCOME

\$85,853

9.82% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

416,271

1.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$540,400

17.7% 1-YEAR GROWTH

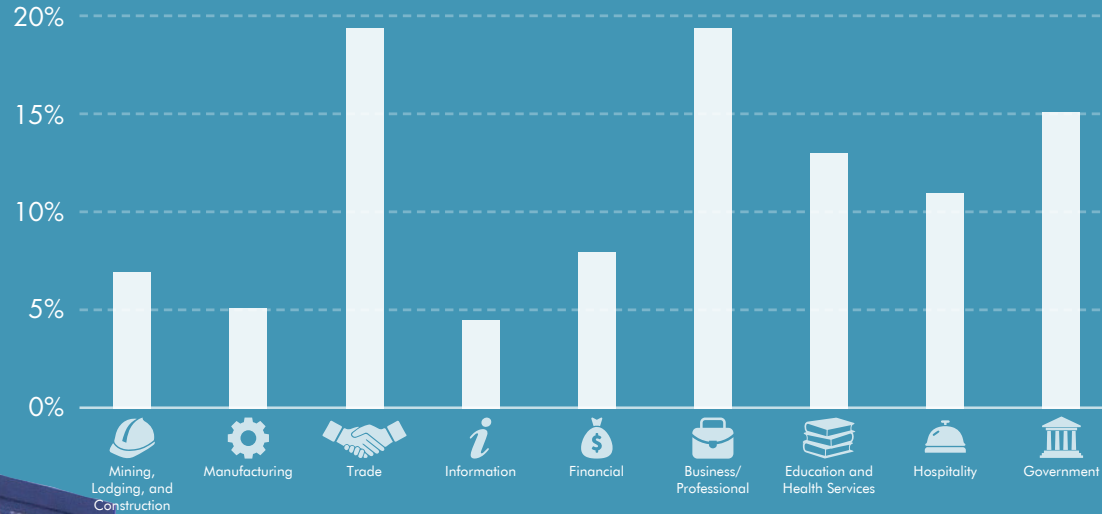
Source: <https://www.datausa.io/>



DENVER EMPLOYMENT OVERVIEW

TOTAL DENVER EMPLOYEES

(Current Employment Statistics - Bureau of Labor Statistics)



#1 IN THE NATION
FOR ECONOMIC
& JOB GROWTH
AREA DEVELOPMENT

#3 IN THE US FOR PERCENTAGE
OF ADULT POPULATION WITH
FULL-TIME EMPLOYMENT
GALLUP

#1 IN THE NATION
FOR BUSINESS
AND CAREERS
Forbes



DISCLOSURE

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 140 East 19th Avenue #200 located in Denver, CO (the "Property") 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.



SANDBERG
MONETTE

Corey Sandberg, Vice President
Keith Lenz, Associate Advisor
Dallas Sandberg, Senior Advisor



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