



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE / FOR LEASE

**1336 Glenarm Place
Denver, CO 80204**



PROPERTY FEATURES:

Building Size: 6,250

1st Floor SF: 3,125

2nd Floor SF: 3,125

Site Size: 0.14

Parking: 8 spaces (1 car garage)

Year Built: 1928 (renovated 2016)

Taxes: \$43,728.30

Sale Price: \$2,400,000

Lease Rate: \$15/SF NNN

**Office/Retail Building:
6,250 SF**

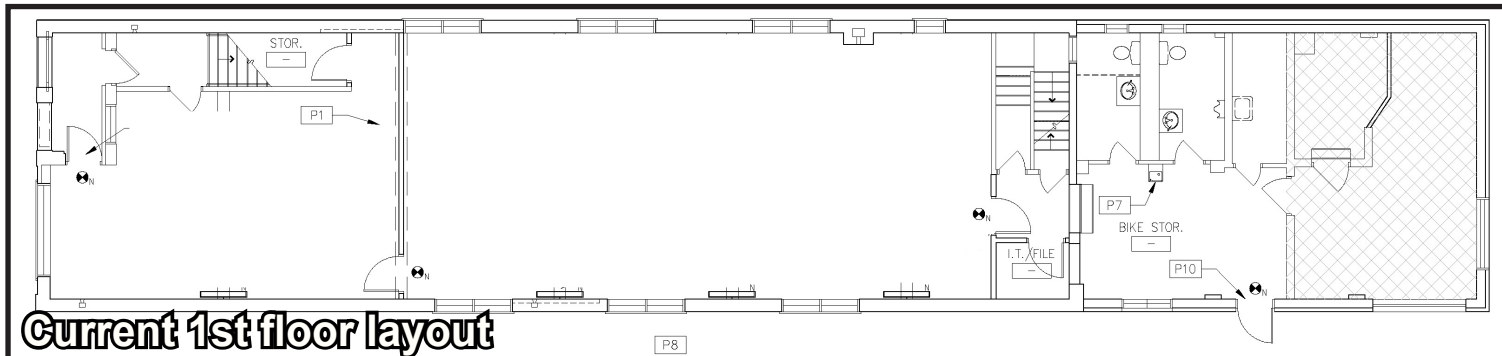
Sale Price: \$2,400,000

Lease Rate: \$15/SF NNN

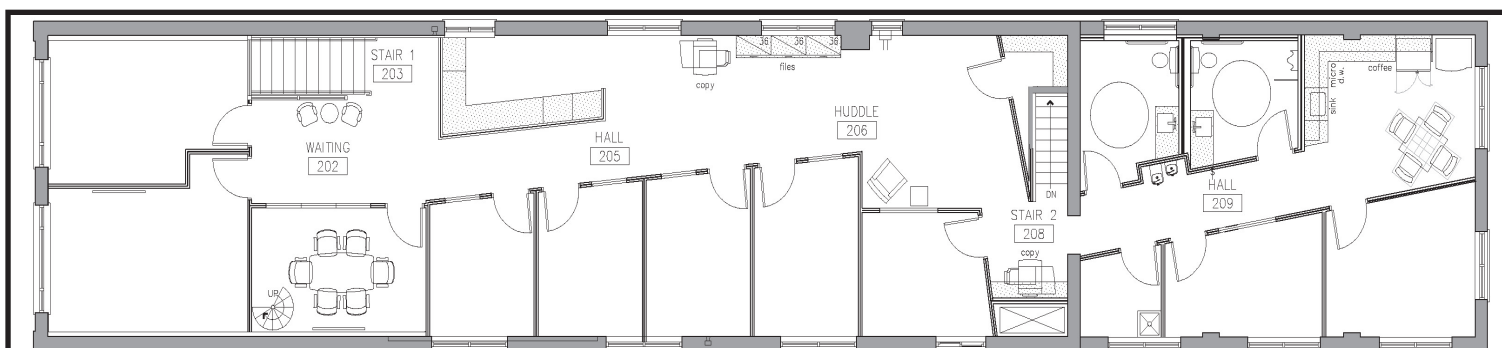
- Secured fenced parking lot
- 1 car private garage
- Perfect yoga or fitness studio, or art gallery space
- Great storefront window option
- Walking distance to hotels, restaurants and all Downtown Denver amenities
- New roof - 2016
- Possible rental income w/ flexible 2 units



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Current 1st floor layout



Current 2nd floor layout





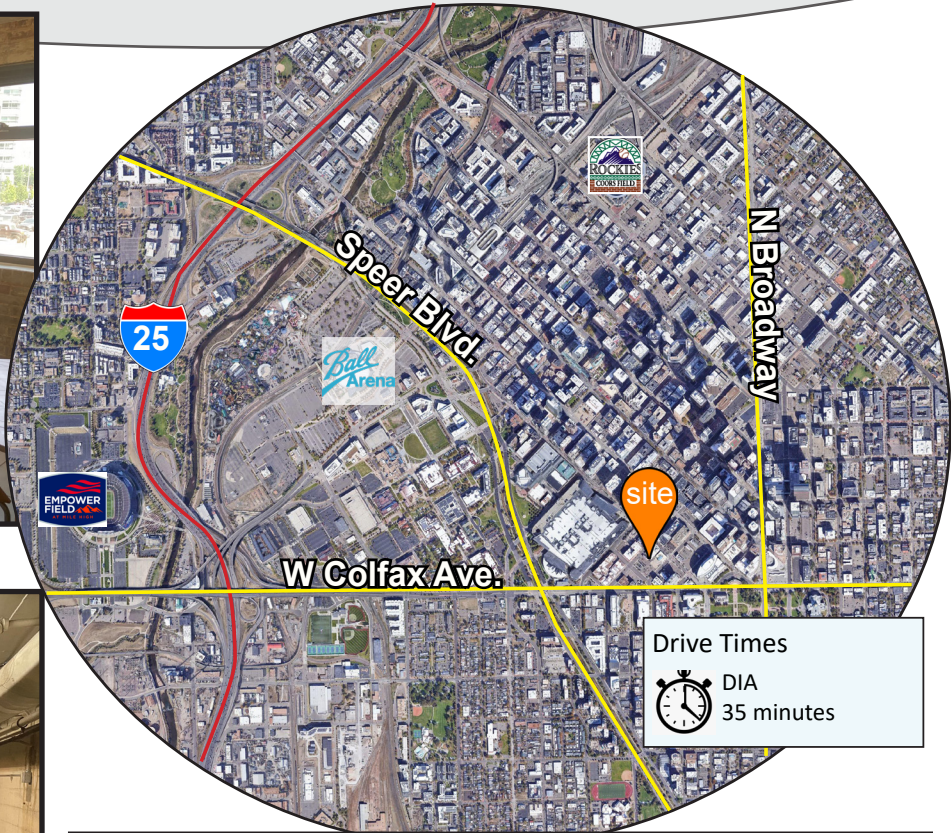
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- Perfect office/retail combination
- High visible location
- Extremely walkable location
- Rich history building
- Original brick



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