

OFFICE FOR SALE OR LEASE



1800 GLENARM #1203

1800 GLENARM PLACE, DENVER, CO 80202



FOR SALE OR LEASE

KELLER WILLIAMS ADVANTAGE REALTY,
165 South Union Boulevard
Lakewood, CO 80228



Each Office Independently Owned and Operated

PRESENTED BY:

RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

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Disclaimer

1800 GLENARM PLACE



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EXECUTIVE SUMMARY

1800 GLENARM PLACE



OFFERING SUMMARY

SALE PRICE:	\$380,205
LEASE RATE:	\$16.00 FS
LEASE TERM:	3 or 5 years
AVAILABLE SF:	1,491
BUILDING SF:	110,000
YEAR BUILT:	1980
BUILDING CLASS:	B
FLOORS:	14
LIGHTING:	LED
PARKING RATIO:	0.02/1,000
ZONING:	D-C

PROPERTY OVERVIEW

Immerse your business in stunning views and modern amenities at 1800 Glenarm!

This captivating 1,491 square foot office suite is available for sale or for lease on the 12th floor, and offers 4 private offices, reception, kitchenette, and meeting area.

The suite itself is well-suited for a variety of businesses, providing ample space to create a productive and collaborative work environment.

PRICED UNDER MARKET FOR A FAST SALE!



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LOCATION & HIGHLIGHTS

1800 GLENARM PLACE



LOCATION INFORMATION

Building Name:	Glenarm Place
Street Address:	1800 Glenarm Pl., #1203
City, State, Zip	Denver, CO 80202
County:	CO - Denver
Market:	Denver
Sub-market:	Downtown
Cross Streets:	18th and Glenarm
Signal Intersection:	Yes

LOCATION OVERVIEW

Prime Location at 1800 Glenarm: Putting Your Business at the Center of it All.



1800 Glenarm boasts a prime location in the heart of Denver's vibrant Central Business District (CBD). This strategic position offers your business a multitude of advantages:

Unparalleled Walkability: With a Walk Score of 98, you and your team can easily access a plethora of restaurants, shops, cafes, and entertainment venues, fostering a dynamic and convenient work experience.

Excellent Transit Access: The building's Transit Score of 83 provides easy access to Denver's extensive public transportation network, including light rail and bus lines, making commutes a breeze for both you and your employees.

Proximity to Major Businesses: Being situated in the heart of the CBD places you in close proximity to major corporations, professional firms, and government agencies, fostering valuable networking opportunities and potential collaborations.



PROPERTY HIGHLIGHTS

- Upper floor, city views
- Great walkability to surrounding amenities
- Secured entry and elevator system
- Kitchenette
- Common Fitness Center and Conference Rooms
- Suite features corner office
- Reception area
- Full Service Lease
- Competitive Rent Pricing!

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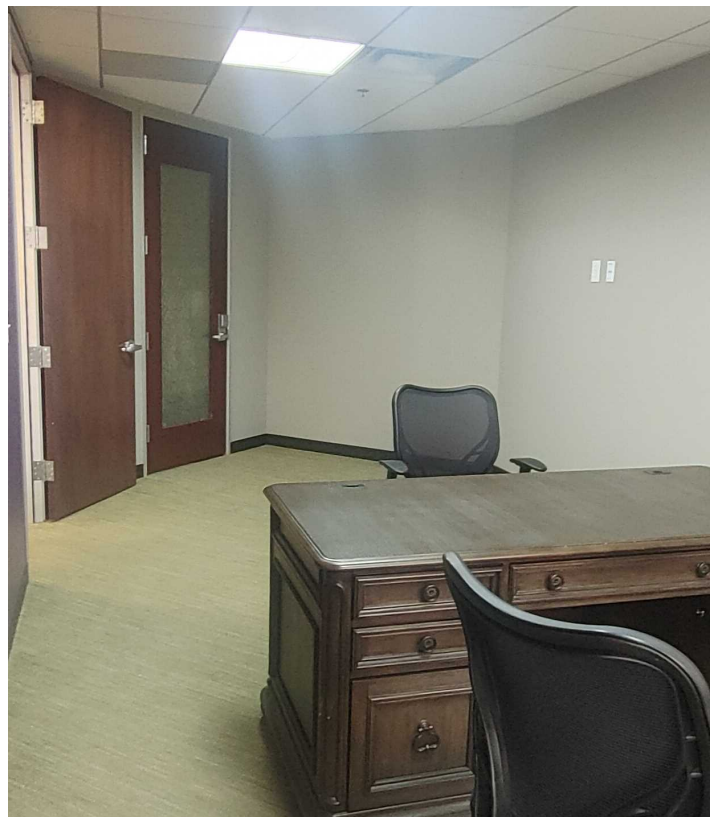


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PROPERTY PHOTOS

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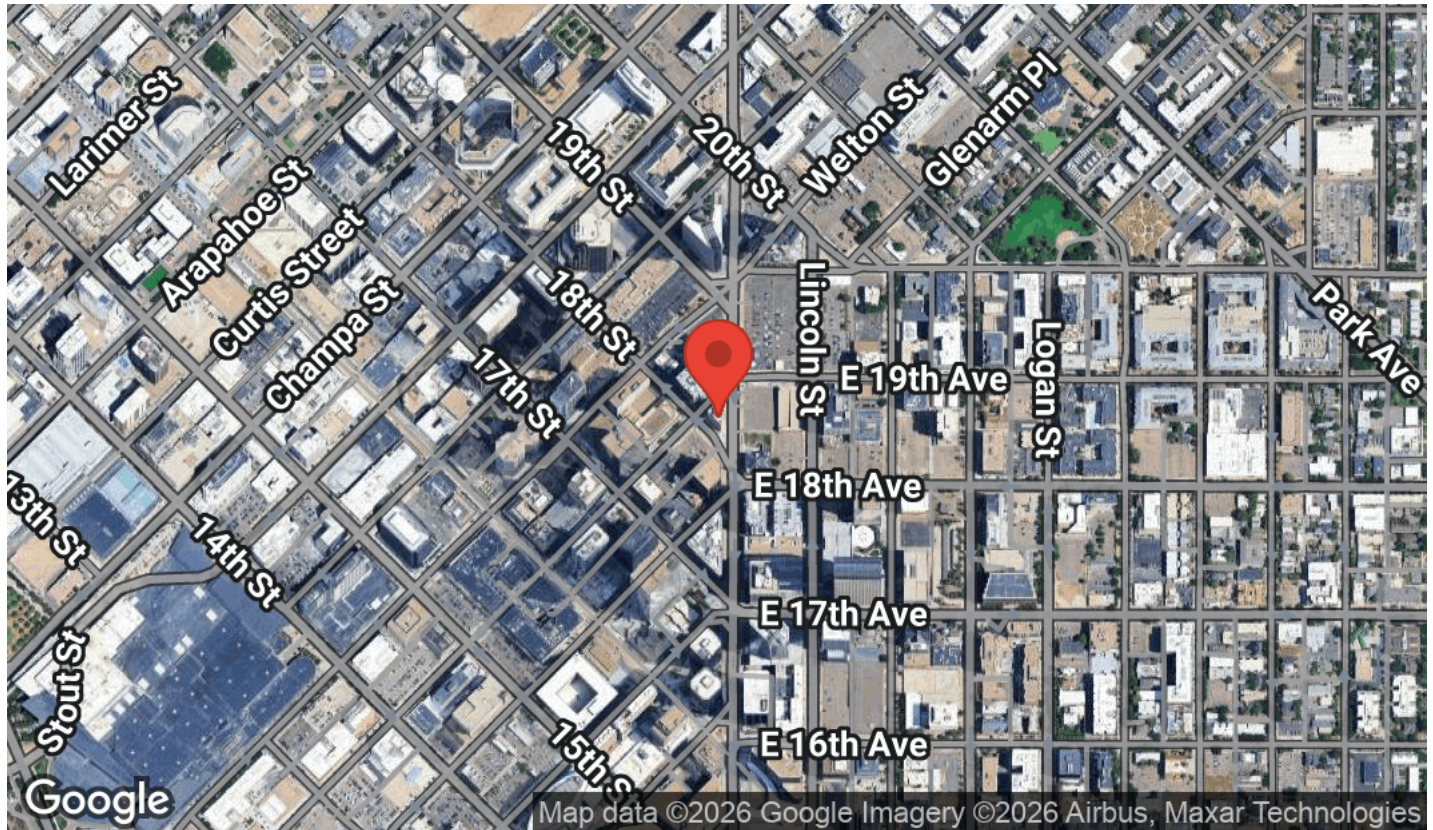


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LOCATION MAPS

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