

OFFERING MEMORANDUM

1800 Glenarm Place, Suite 100
Denver, CO 80202

Glenarm Place

PROMINENT SUITE WITH BUILDING SIGNAGE RIGHTS



COLDWELL BANKER
COMMERCIAL

Glenarm Place

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Aerial View Map

Traffic Counts

Drive Times

Drive Times (Heat Map)

03 Property Description

Property Features

Floor Plan

04 Demographics

General Demographics

Race Demographics

Exclusively Marketed by:

Brian Campbell

Coldwell Banker

(720) 217-9435

brian.campbell@CBRealty.com



<https://www.your5280broker.com/>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

GLENARM PLACE

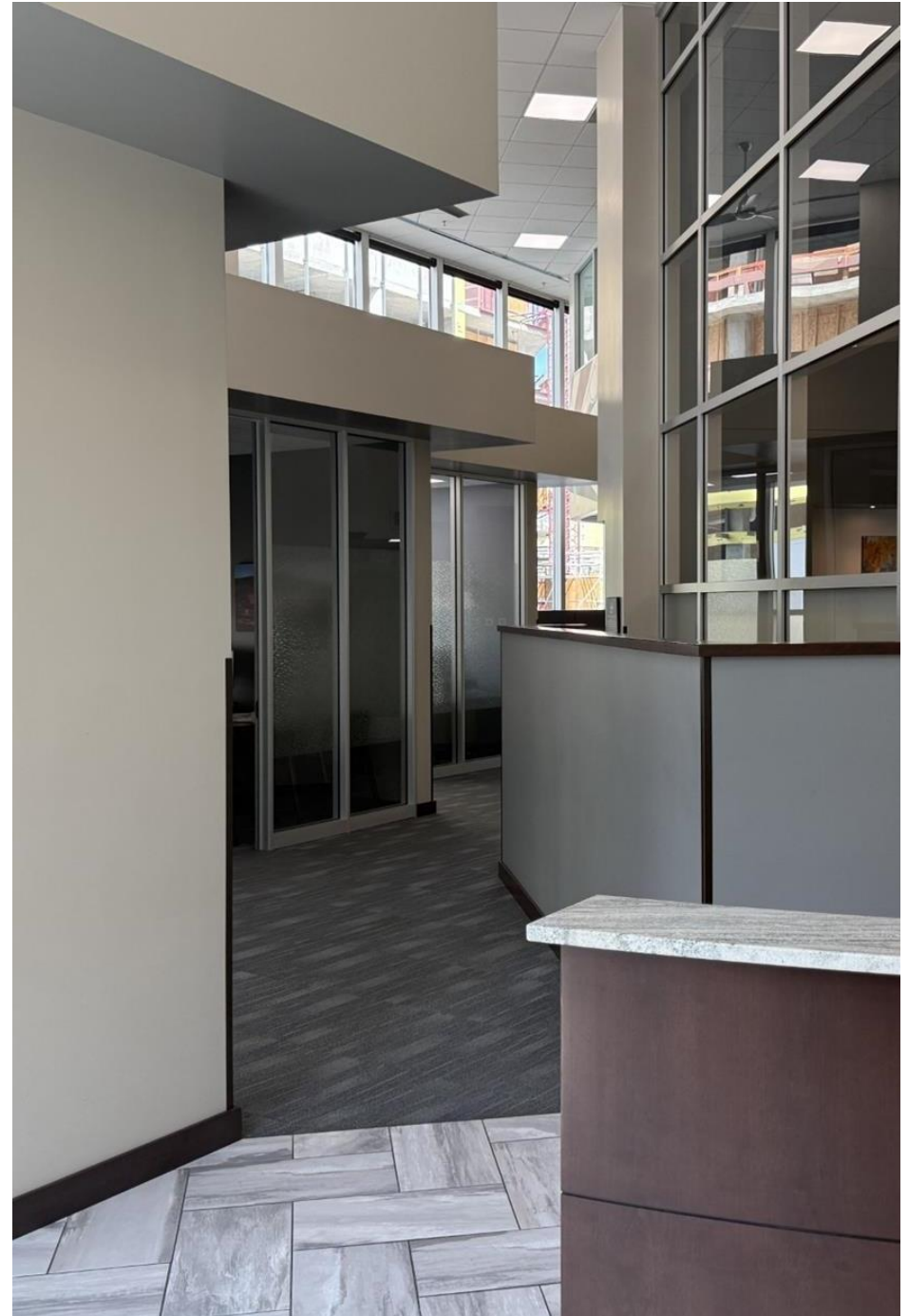
OFFERING SUMMARY

ADDRESS	1800 Glenarm Place, Suite 100 Denver CO 80202
COUNTY	Denver
SUBMARKET	Central Business District
BUILDING SF	4,218 SF
YEAR BUILT	1990
YEAR RENOVATED	2016

FINANCIAL SUMMARY

PRICE	\$895,000
PRICE PSF	\$212.19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	55,929	256,018	514,479
2025 Median HH Income	\$89,467	\$105,248	\$101,511
2025 Average HH Income	\$126,039	\$146,979	\$145,139



Prominent Office Suite in a Highly Visible Downtown Denver Building

- Located in the heart of Downtown Denver, 1800 Glenarm Place, Suite 100 presents an attractive office investment opportunity featuring approximately 4,200 SF of well-designed space. The suite offers four private offices, including an executive suite, a dedicated conference room, and a welcoming reception area, providing both functionality and professional appeal.

A key highlight is the building signage rights, ensuring strong visibility in one of Denver's most dynamic business districts. Occupants also benefit from premium on-site amenities, including a private workout facility, shared conference space, and secure mail delivery—enhancing the overall work environment and tenant experience.

With its combination of prime location, versatile office layout, and superior building amenities, Suite 103 at 1800 Glenarm Place represents a compelling opportunity for those seeking stability and long-term value and presence in Denver's thriving office market.



02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

GLENARM PLACE

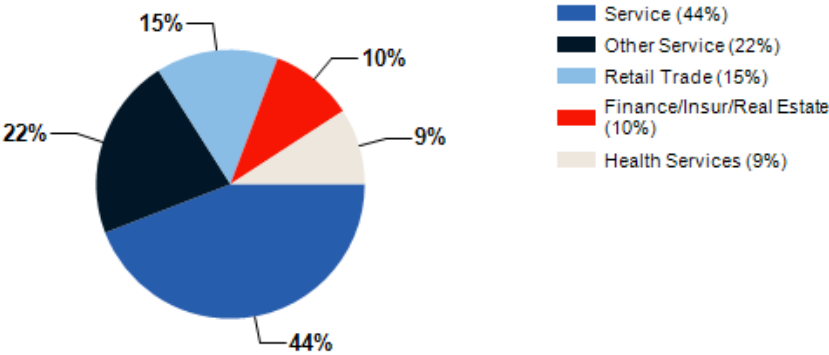
Downtown Denver Central Business District – Prime Office Investment Location

- The Central Business District (CBD) in Downtown Denver stands out as one of the most attractive destinations for office real estate investment in the Rocky Mountain region. Anchored by a strong and diverse economy, the CBD serves as the epicenter of Denver’s financial, legal, and corporate activity, drawing Fortune 500 companies, regional headquarters, and innovative startups alike.

With its walkable urban core, the CBD offers unmatched access to transportation, including light rail, bus lines, and major highways, connecting employees and clients throughout the metro area. The area’s proximity to dining, hotels, cultural attractions, and entertainment venues further enhances its appeal, creating a dynamic live-work-play environment that appeals to both tenants and investors.

Investors benefit from a stable office market supported by Denver’s growing population and business-friendly climate, as well as ongoing redevelopment projects that continue to modernize and elevate the district.

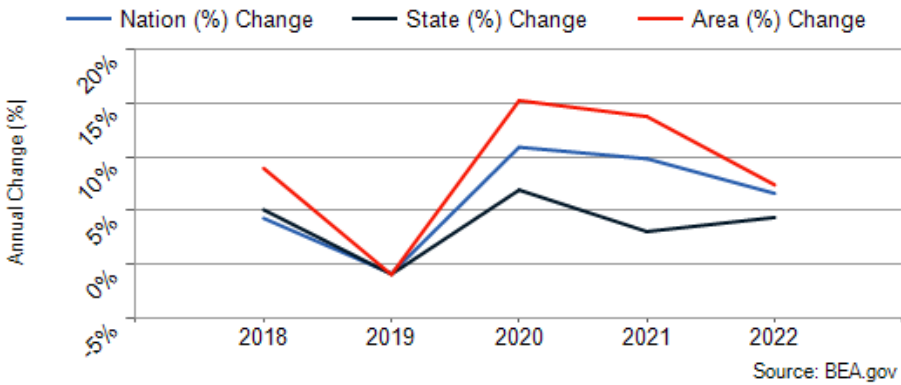
Major Industries by Employee Count

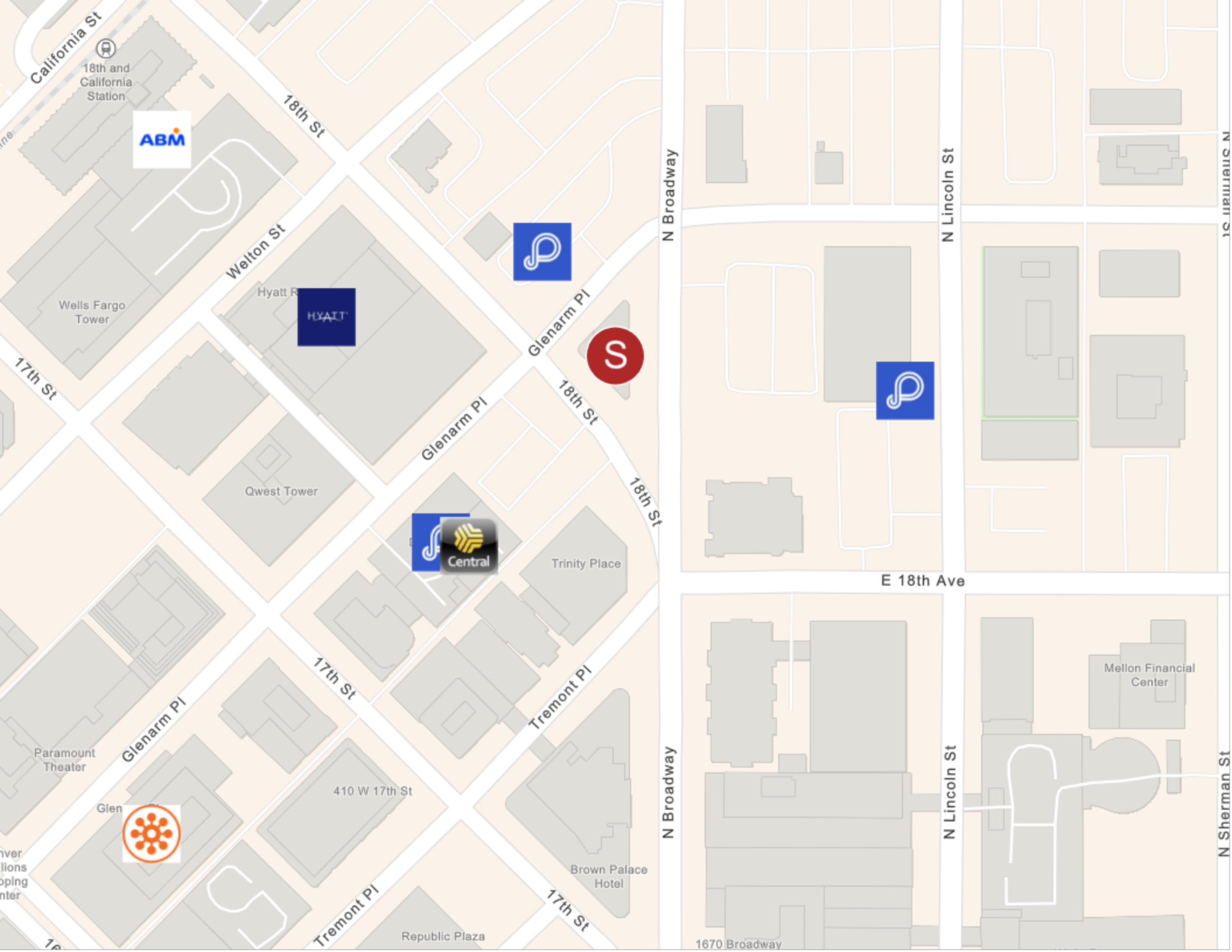


Largest Employers

City and County of Denver	13,584
Denver Public Schools	12,693
State of Colorado	10,686
Denver Health & Hospital Authority	9,502
United Airlines	7,230
HCA Health One	4,592
University of Denver	4,548
United States Department of Agriculture	4,496

Denver County GDP Trend





N Broadway

N Lincoln St

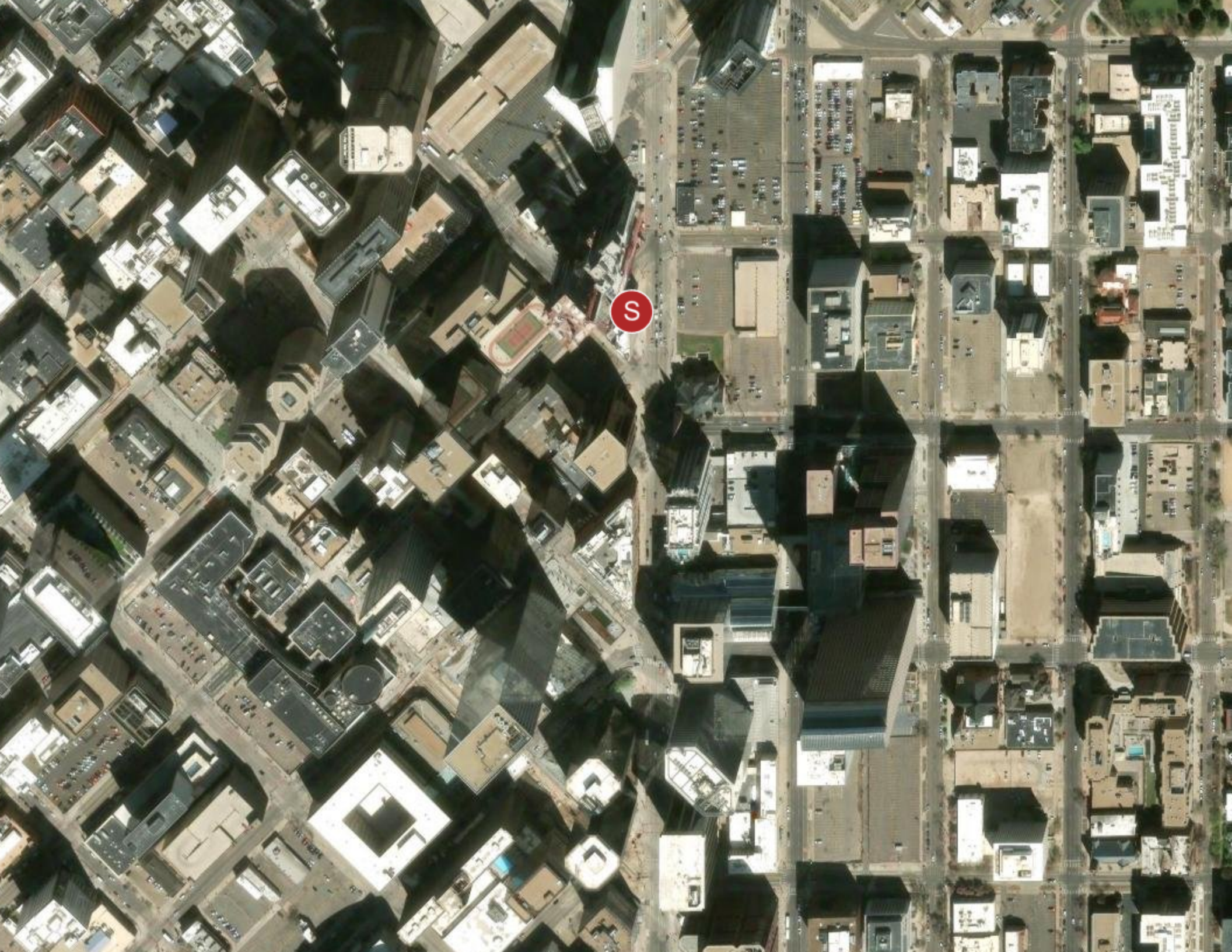
N Sherman St

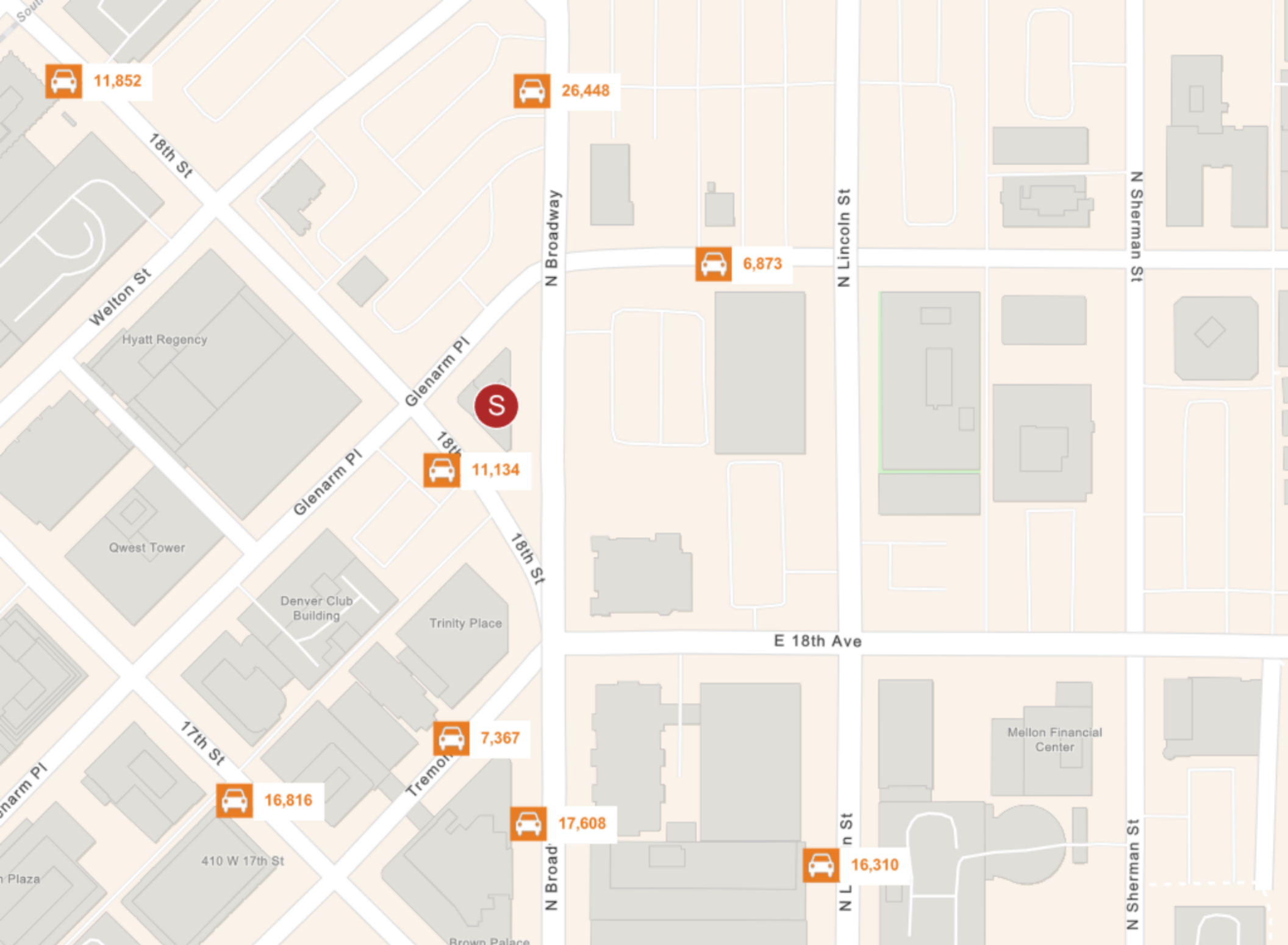
E 18th Ave

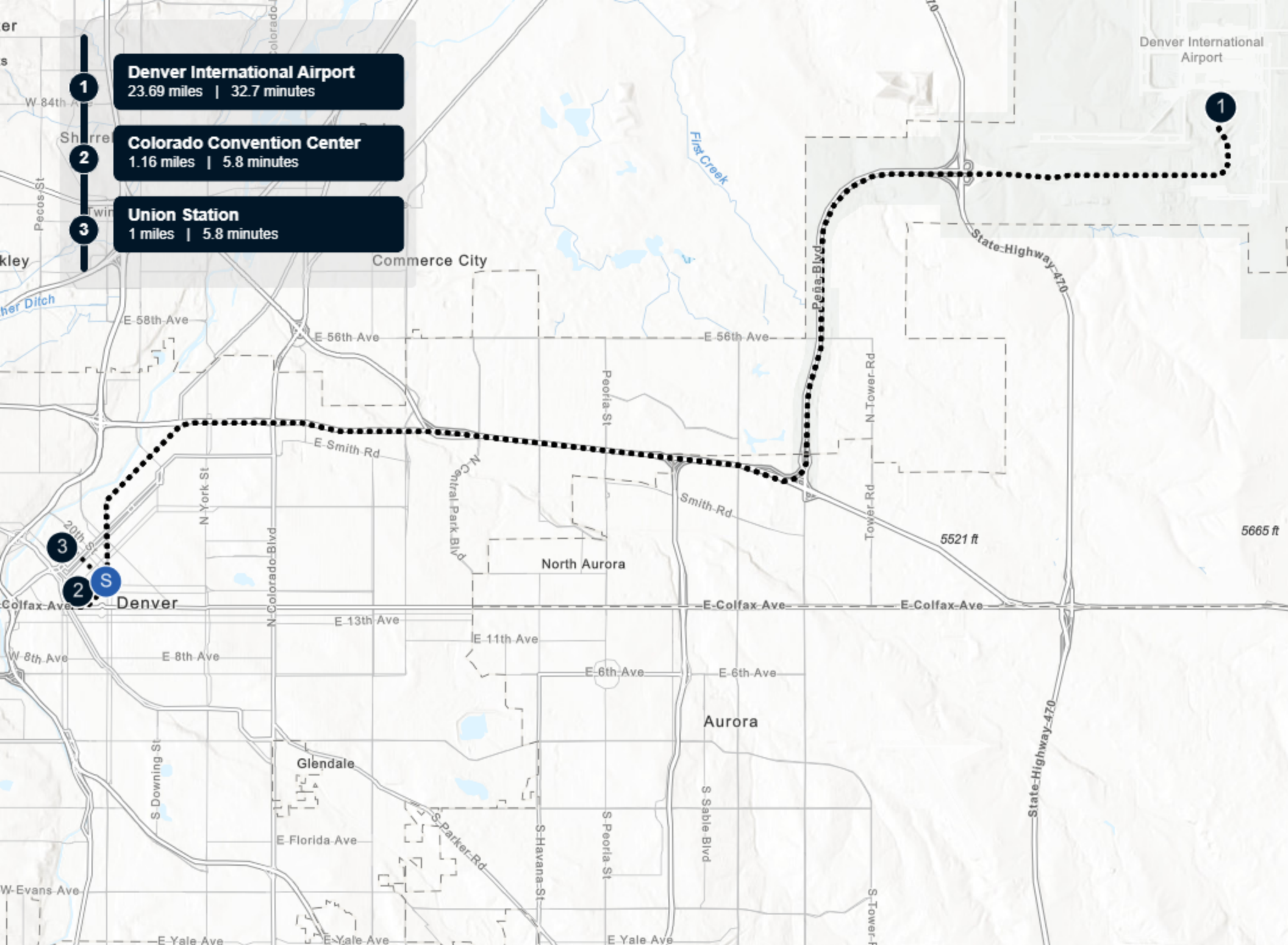
N Broadway

N Lincoln St

N Sherman St







1

Denver International Airport
23.69 miles | 32.7 minutes

2

Colorado Convention Center
1.16 miles | 5.8 minutes

3

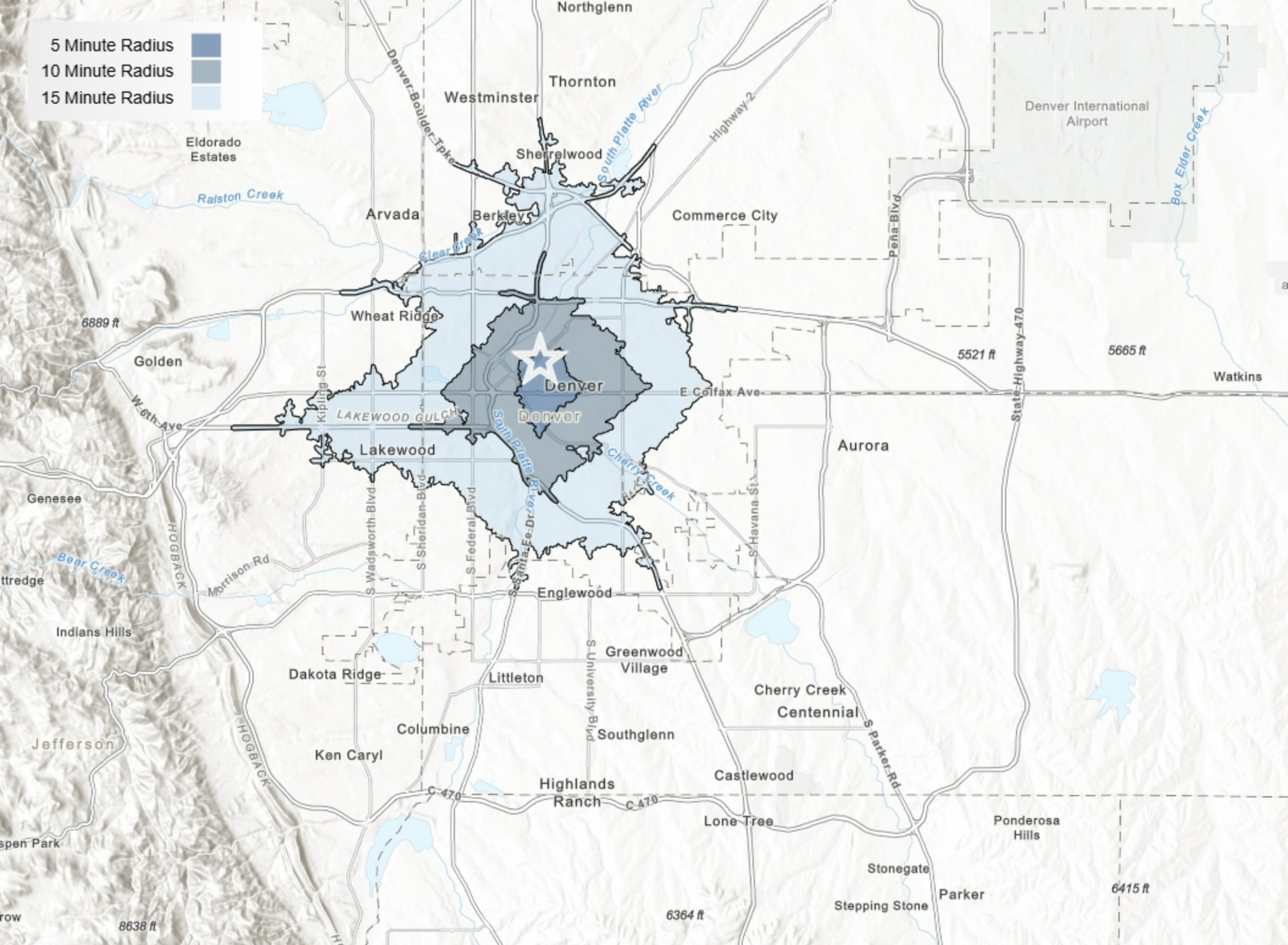
Union Station
1 miles | 5.8 minutes

1

3

2

S



5 Minute Radius
10 Minute Radius
15 Minute Radius



03

Property Description

Property Features

Floor Plan

GLENARM PLACE

BUILDING AMENITIES

BUILDING SF	4,218
YEAR BUILT	1990
YEAR RENOVATED	2016
ZONING TYPE	D-C
BUILDING CLASS	A
LOCATION CLASS	A
TRAFFIC COUNTS	26,000 Vehicles per Day
ADA COMPLIANT	Fully ADA Compliant
JANITORIAL	Daily Service

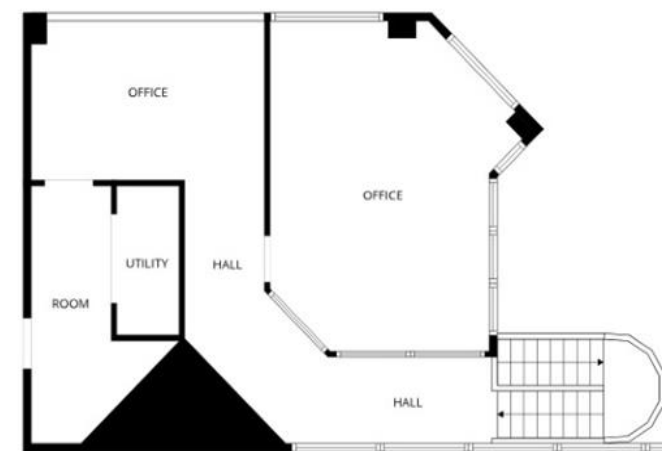
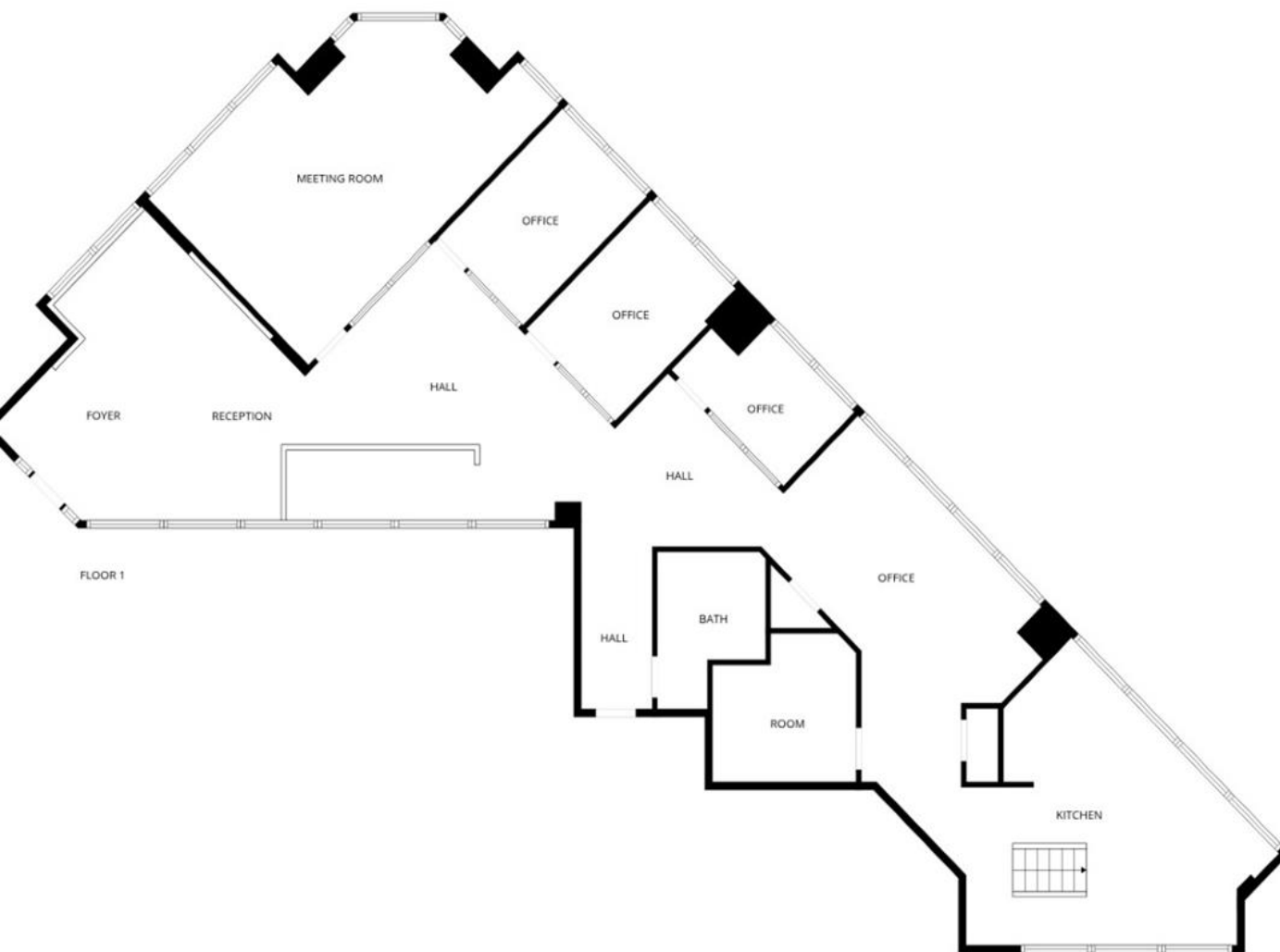
MECHANICAL

HVAC	Enhanced controllability with multiple zones per floor
ELECTRICAL / POWER	Designed to meet 2006 IBC energy code

BUILDING SIGNAGE

SIGNAGE	Building Naming Rights
---------	------------------------







04

Demographics

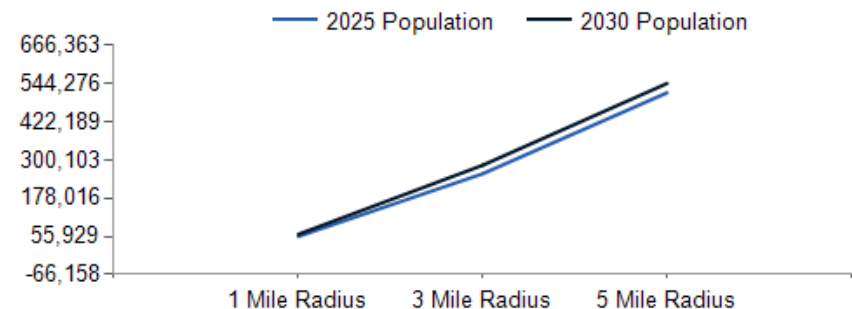
General Demographics

Race Demographics

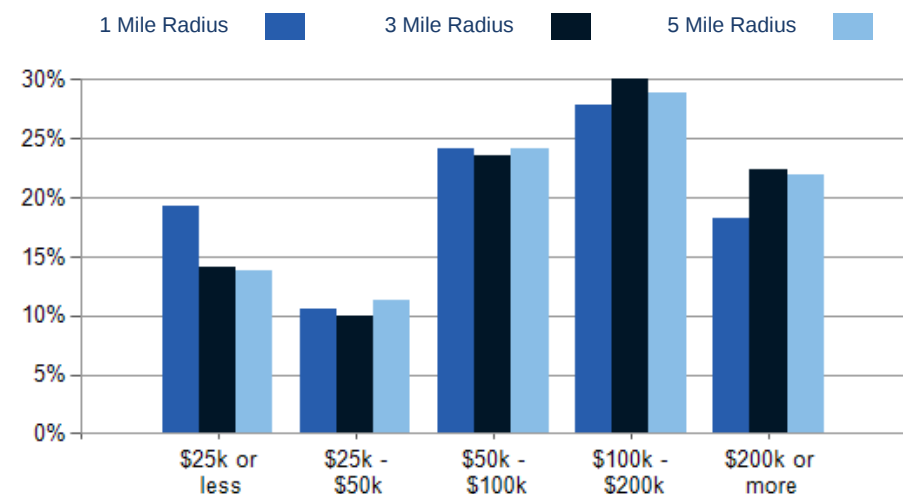
GLENARM PLACE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,511	188,593	414,655
2010 Population	34,170	187,948	417,148
2025 Population	55,929	256,018	514,479
2030 Population	62,797	283,213	544,276
2025 African American	4,655	16,382	31,074
2025 American Indian	656	3,407	8,214
2025 Asian	2,317	7,790	15,872
2025 Hispanic	8,836	54,374	143,770
2025 Other Race	2,670	20,350	57,608
2025 White	39,680	177,513	330,359
2025 Multiracial	5,866	30,293	70,801
2025-2030: Population: Growth Rate	11.70%	10.20%	5.65%

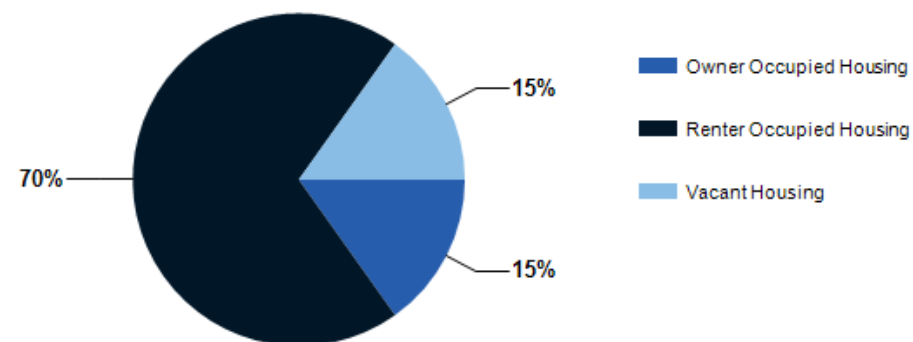
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,226	12,210	21,448
\$15,000-\$24,999	2,356	7,103	12,170
\$25,000-\$34,999	1,401	5,179	10,620
\$35,000-\$49,999	2,232	8,435	17,077
\$50,000-\$74,999	4,510	17,998	33,068
\$75,000-\$99,999	3,720	14,304	25,872
\$100,000-\$149,999	5,636	23,385	40,630
\$150,000-\$199,999	3,884	17,713	29,631
\$200,000 or greater	6,234	30,677	53,406
Median HH Income	\$89,467	\$105,248	\$101,511
Average HH Income	\$126,039	\$146,979	\$145,139



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

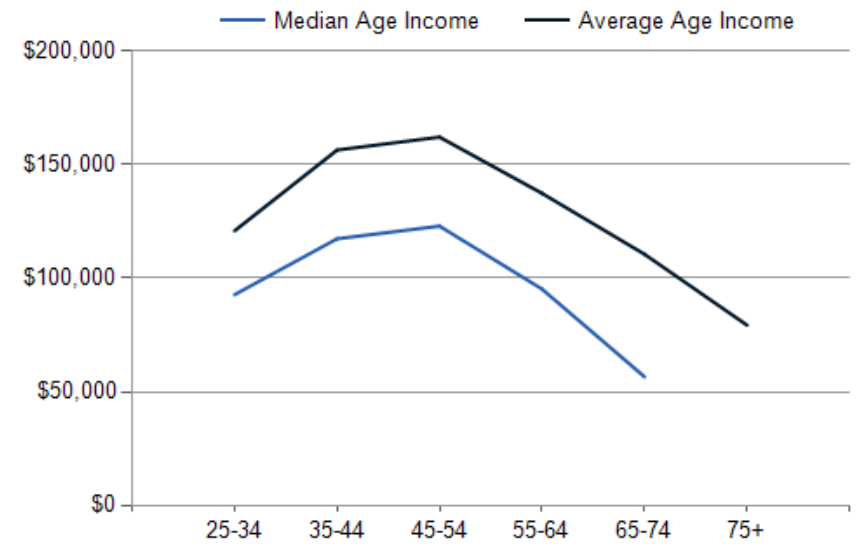
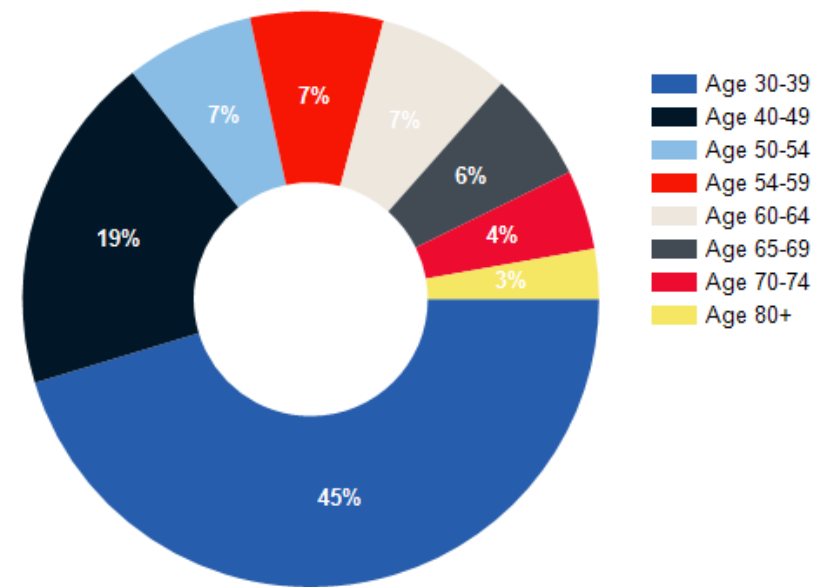


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	9,705	40,401	66,296
2025 Population Age 35-39	5,922	27,304	50,589
2025 Population Age 40-44	3,845	18,938	39,416
2025 Population Age 45-49	2,739	13,811	30,185
2025 Population Age 50-54	2,488	11,774	26,596
2025 Population Age 55-59	2,567	10,697	23,455
2025 Population Age 60-64	2,571	10,267	22,208
2025 Population Age 65-69	2,137	9,415	20,306
2025 Population Age 70-74	1,540	7,949	17,650
2025 Population Age 75-79	971	5,736	12,999
2025 Population Age 80-84	581	3,312	7,338
2025 Population Age 85+	359	2,528	6,080
2025 Population Age 18+	52,643	226,662	434,737
2025 Median Age	34	34	35
2030 Median Age	35	35	36

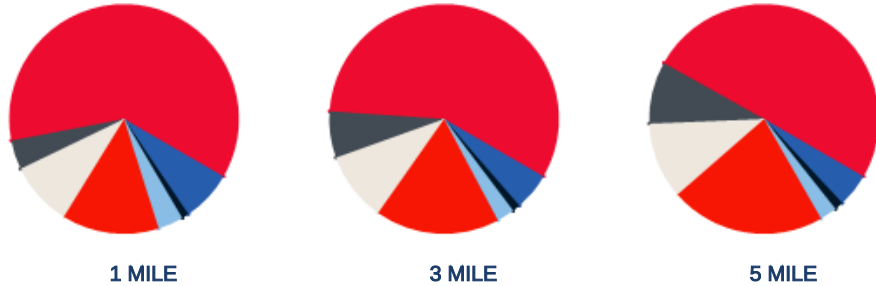
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,719	\$101,652	\$98,603
Average Household Income 25-34	\$120,866	\$134,268	\$132,183
Median Household Income 35-44	\$117,359	\$139,511	\$134,876
Average Household Income 35-44	\$156,454	\$179,231	\$176,886
Median Household Income 45-54	\$122,915	\$150,456	\$139,995
Average Household Income 45-54	\$162,140	\$189,448	\$184,921
Median Household Income 55-64	\$95,188	\$120,217	\$112,056
Average Household Income 55-64	\$137,360	\$166,481	\$161,722
Median Household Income 65-74	\$56,533	\$75,169	\$70,902
Average Household Income 65-74	\$110,548	\$129,816	\$123,605
Average Household Income 75+	\$79,295	\$99,109	\$92,676

Population By Age



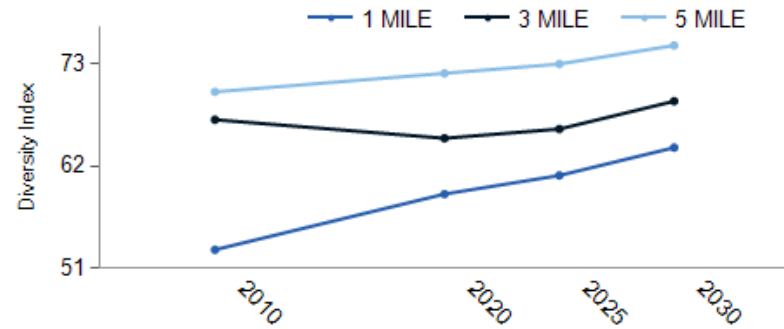
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	69	75
Diversity Index (current year)	61	66	73
Diversity Index (2020)	59	65	72
Diversity Index (2010)	53	67	70

POPULATION BY RACE



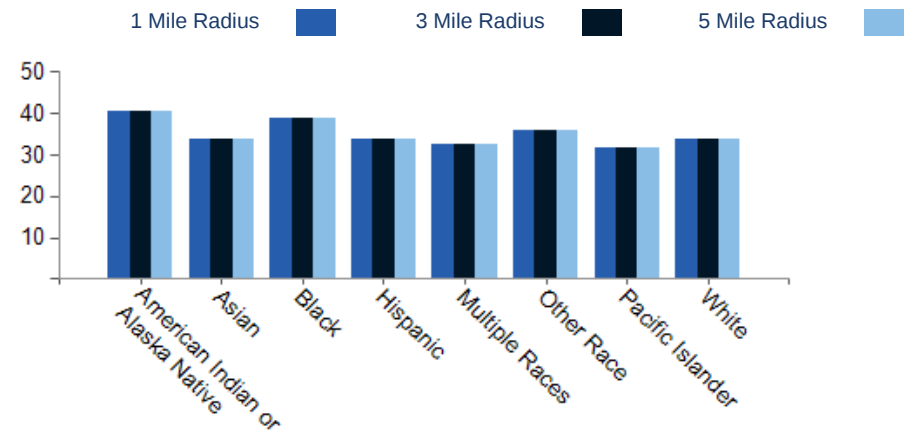
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	5%	5%
American Indian	1%	1%	1%
Asian	4%	3%	2%
Hispanic	14%	18%	22%
Multiracial	9%	10%	11%
Other Race	4%	7%	9%
White	61%	57%	50%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	37	37
Median Asian Age	34	34	35
Median Black Age	39	38	38
Median Hispanic Age	34	33	33
Median Multiple Races Age	33	33	32
Median Other Race Age	36	35	34
Median Pacific Islander Age	32	33	31
Median White Age	34	34	35

2025 MEDIAN AGE BY RACE



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker and it should not be made available to any other person or entity without the written consent of Coldwell Banker.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Brian Campbell

Coldwell Banker

(720) 217-9435

brian.campbell@CBRealty.com



COLDWELL BANKER
COMMERCIAL