

# 1336 GLENARM PL. 6,250 SF FOR SALE OR LEASE



1801 W. Colfax Avenue  
Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

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(303) 892-0121

# Office Building: 6,250 SF

## 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:** \$46,663.62

**Lease Rate:** \$15/SF NNN

**Sale Price:** \$2,250,000

**OWNER FINANCING AVAILABLE!**



- Secured fenced parking lot
- 1 car private garage
- Perfect user office option
- Great storefront window option
- Walking distance to hotels, restaurants and all Downtown Denver amenities
- New roof - 2016
- Possible rental income w/ flexible 2 units
- Extra SF/storage in basement



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



I-25 N & S on-ramps

Union Station



Coors Field



Speer Blvd.

Cherry Creek Trail



16th Street Mall



Broadway

Ball Arena



D&H Lightrail Station



Convention Center



1336 Glenarm Pl.

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Colfax Ave.



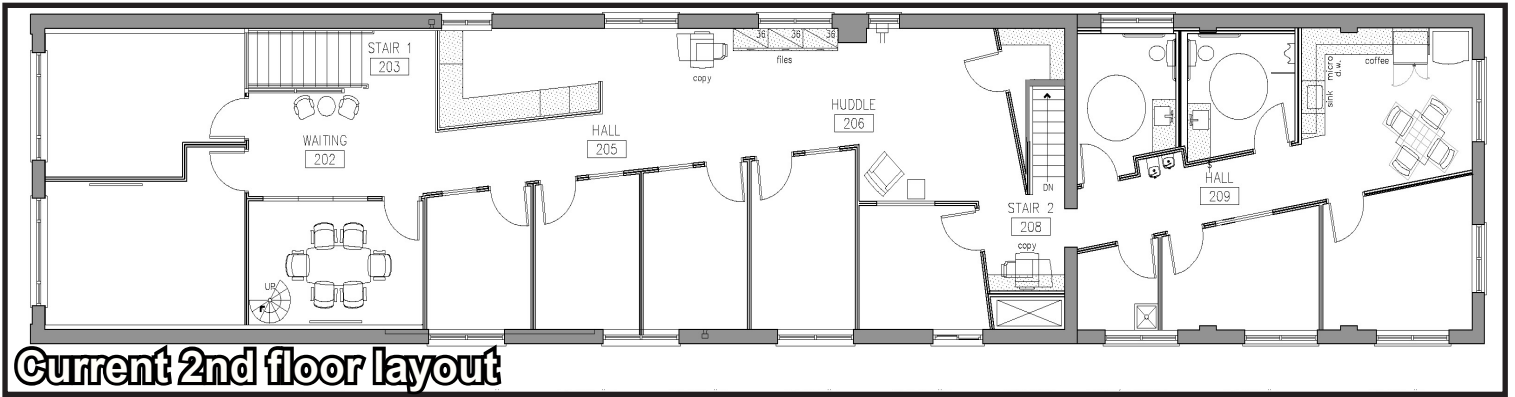
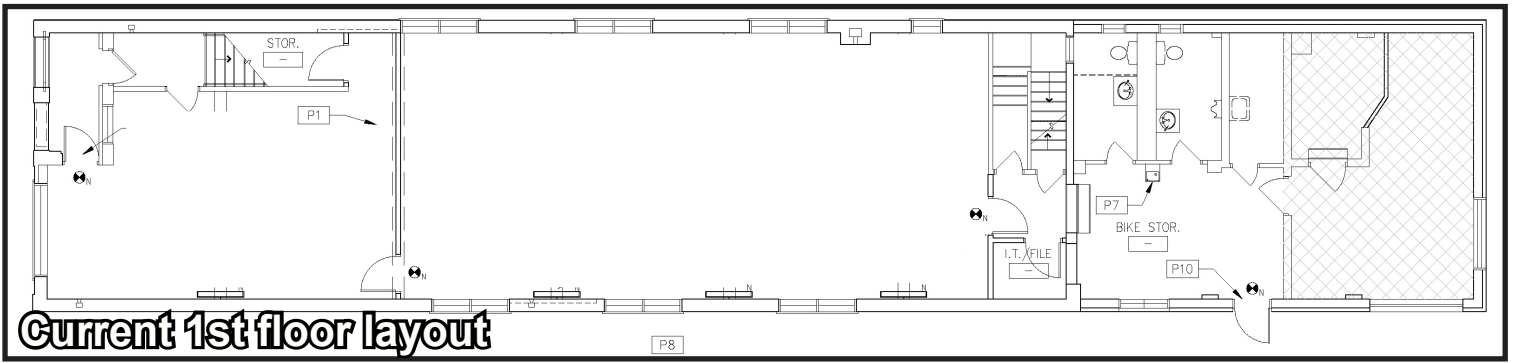
Courthouse



Colorado Capital



Speer Blvd.



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