

140 East 19th Avenue Suite 500

Denver, CO 80203

FOR SALE OR LEASE

Owner/User Office Condo



FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancr.com

RAEHEL KIMBRIEL

321 278 7155

rae@malmancr.com



MALMAN
COMMERCIAL REAL ESTATE

140 East 19th Avenue Suite 500 • Denver, CO 80203

Property Facts

Price	\$1,600,000
Lease Rate	\$15/sf NNN
Condo Size	6,000 SF
Price Per SF	\$267/SF
Zoning	C-MX-16
Parking	6 Spaces (3 in garage, 3 on parking deck, and additional street parking)
County	Denver
Year Built/Renovated	1982/2017
HOA Dues	\$5,748.19/mo
Taxes	\$29,871.08 (2024)

Highlights

- Excellent owner/user opportunity
- Entire 5th floor of the One Sherman Place Building
- Unit was fully renovated in 2017
- Delivered fully furnished
- Strong location in the Uptown neighborhood
- Secured building providing safe work environment
- Can be delivered fully furnished (negotiable)





FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

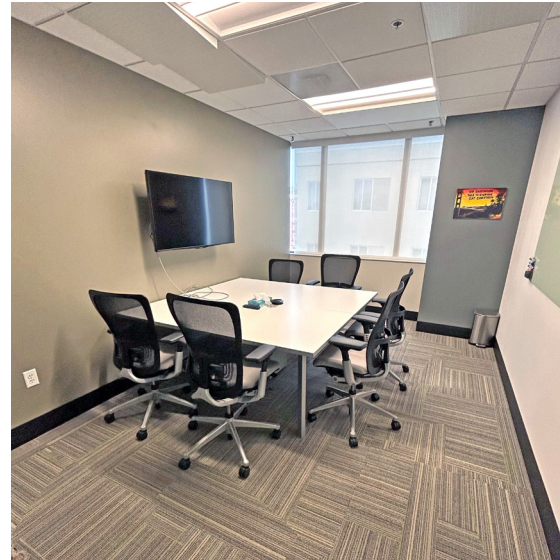
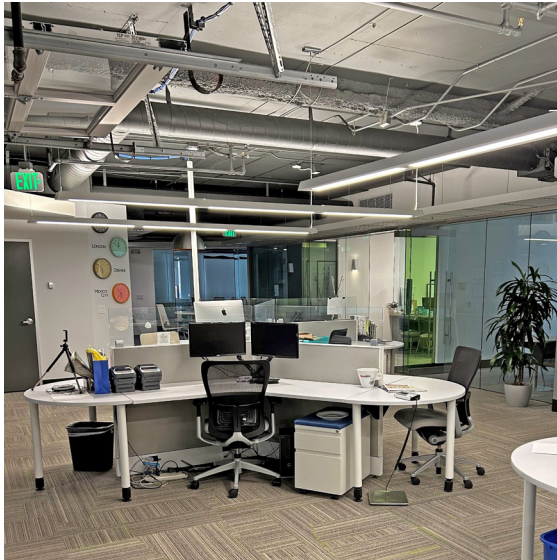
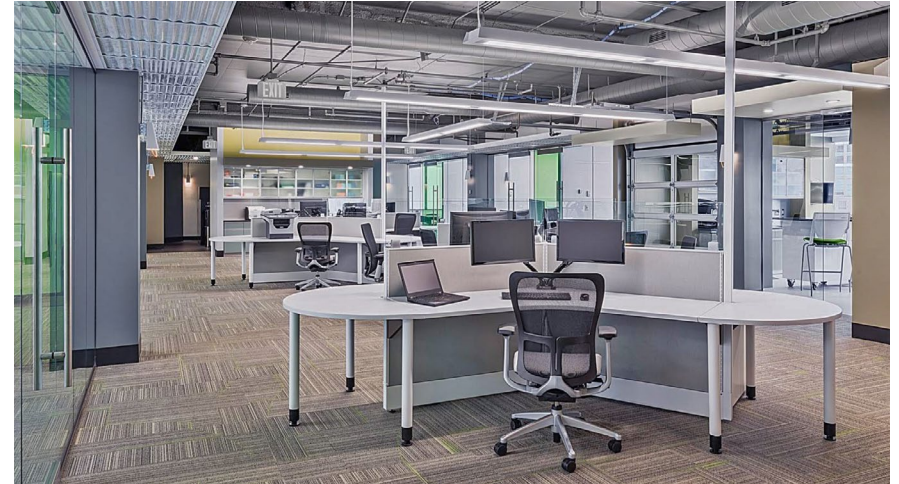
jake@malmancree.com

RAEHEL KIMBRIEL

321 278 7155

rae@malmancree.com





FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancr.com

RAEHEL KIMBRIEL

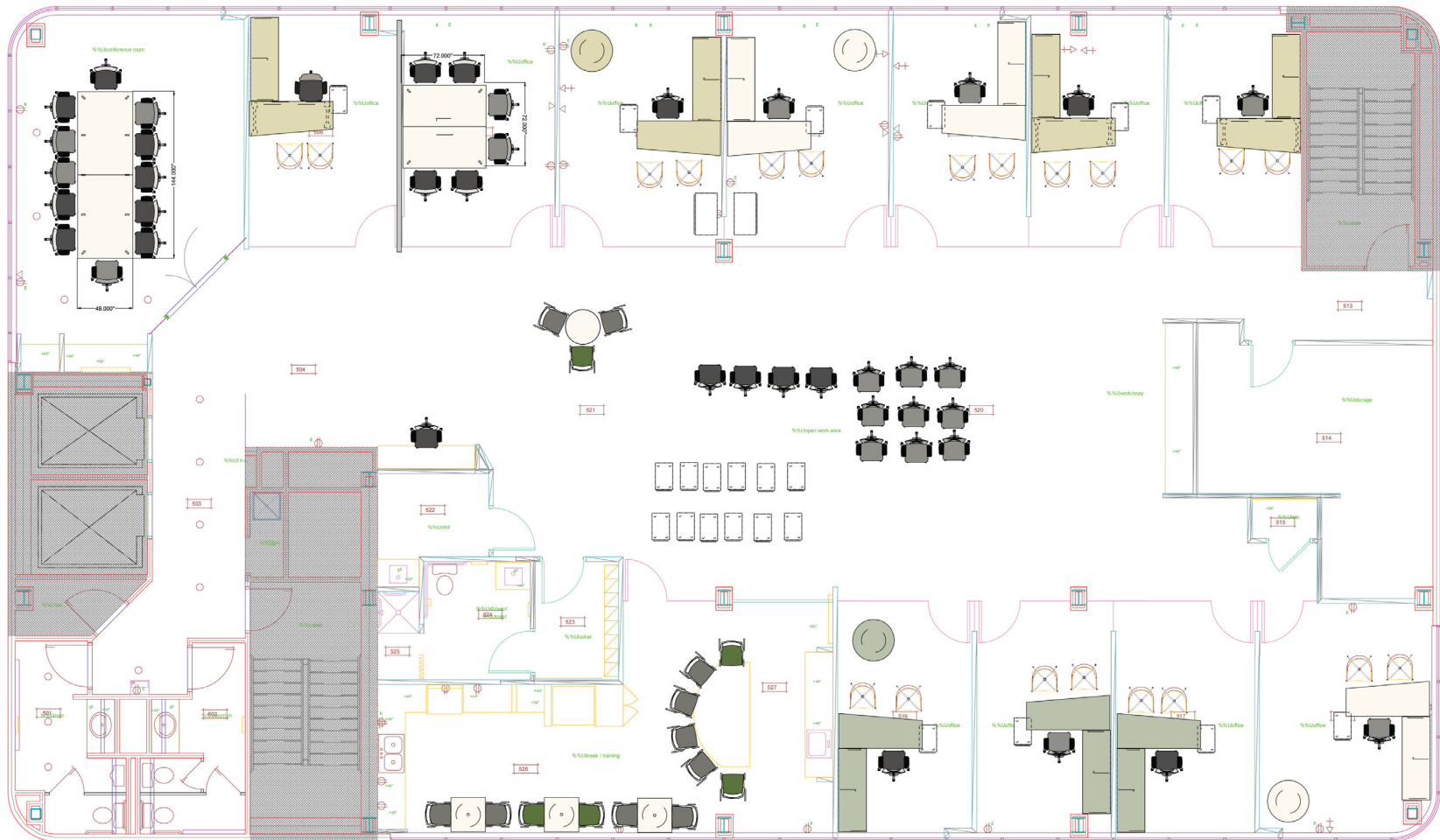
321 278 7155

rae@malmancr.com



MALMAN
COMMERCIAL REAL ESTATE

Floor Plan



FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancree.com

RAEHEL KIMBRIEL

321 278 7155

rae@malmancree.com





POPULATION

2020 Population
2024 Population

2 mile

134,009
142,278

5 mile

480,494
483,607

10 mile

1,476,397
1,480,894

INCOME

Average HHI
Median HHI

2 mile

\$111,137
\$83,613

5 mile

\$112,710
\$83,793

10 mile

\$101,547
\$76,055

Meet the Brokers



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$250M of transactions in the Colorado market.



Raechel Kimbriel joined Malman Commercial Real Estate in June 2024 with a focus on acquisitions and dispositions. Prior to joining Malman CRE, Raechel worked in the financial services industry at elite global firms assisting clients with their objectives. Raechel's finance background has propelled her career in real estate as she has a deep understanding of property financials. She has quickly developed a strong reputation with her

clients through her passion for real estate and dedication to assisting her clients.

Raechel moved from Florida to Denver in 2018 and holds a bachelor's degree in Finance from University of South Florida.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancre.com

RAEHEL KIMBRIEL

321 278 7155

rae@malmancre.com



140 East 19th Avenue Suite 500

Denver, CO 80203



MALMAN
COMMERCIAL REAL ESTATE

JAKE MALMAN

720 471 1763

jake@malmancr.com

RAEHEL KIMBRIEL

321 278 7155

rae@malmancr.com