



Ⓟ THIS SIDE
1ST WEDNESDAY APR THRU NOV
8 AM - 5 PM
LOW AHEAD ZONE

2 HR
PARKING
8 AM - 6 PM
SUN & HGL EXC

NO PARKING
ANY TIME

1600
PENNSYLVANIA

1600 PENNSYLVANIA STREET, DENVER, CO 80203
CONFIDENTIAL OFFERING MEMORANDUM

 **PINNACLE**
REAL ESTATE ADVISORS

INVESTMENT ADVISOR



NICK SCHILL
SENIOR ADVISOR
303.962.9562
NSCHILL@PINNACLEREA.COM

© 2026 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

03
EXECUTIVE SUMMARY

08
LOCATION OVERVIEW

11
MARKET OVERVIEW

14
FINANCIAL ANALYSIS



EXECUTIVE SUMMARY



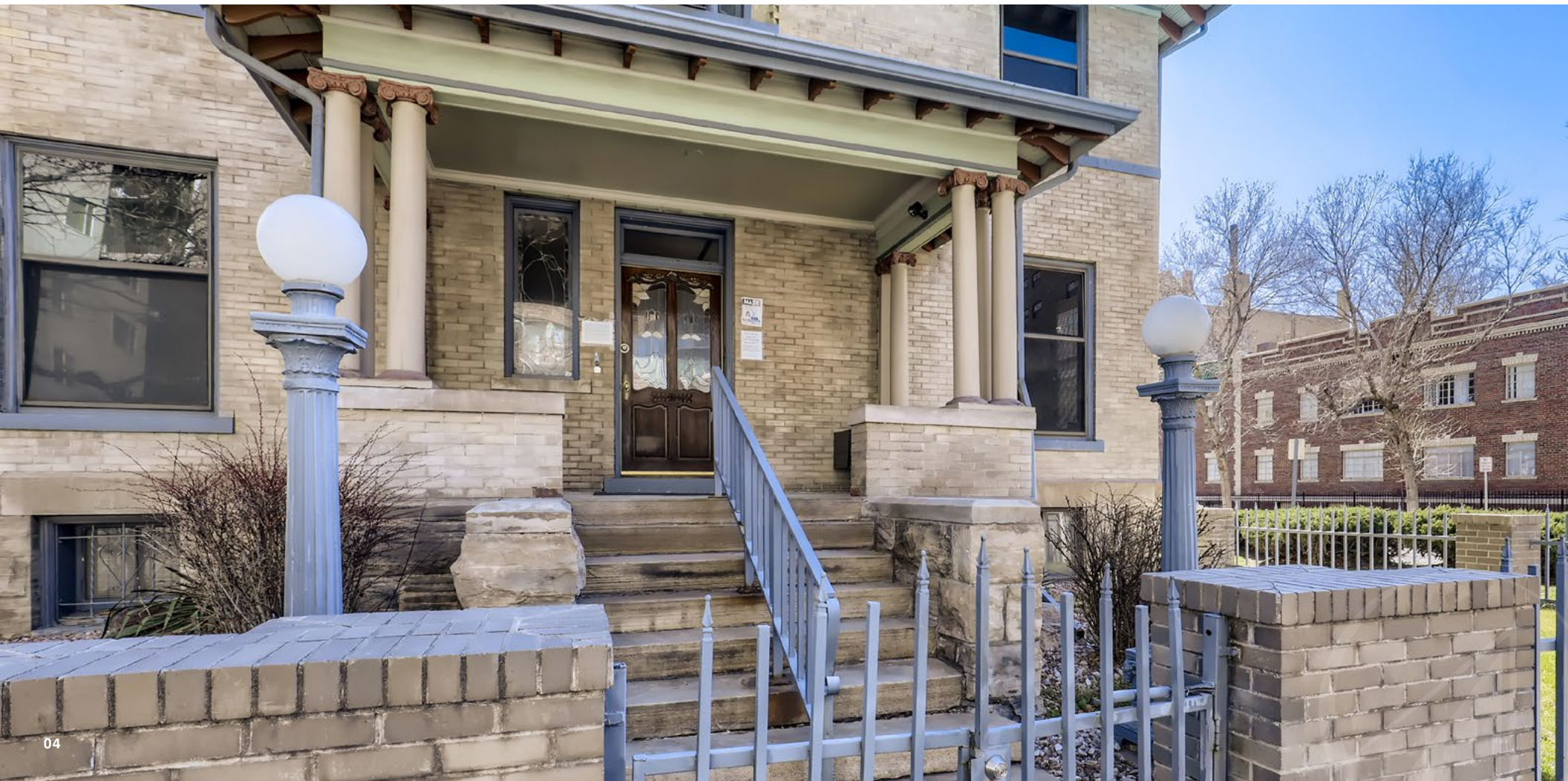
EXECUTIVE SUMMARY

1600 PENNSYLVANIA STREET

The property consists of 1 building totaling 6,915 sf and lot size equaling 4,012 square feet located at the NE corner of Pennsylvania and 16th St in Central Denver, CO. The property is currently occupied by multiple tenants.

Frank E. Edbrooke, architect of the Brown Palace as well as the Colorado State Capital is credited for his work on 1600 Pennsylvania.

The Uptown Neighborhood has firmly established itself, just east of downtown. Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and bars.



EXECUTIVE SUMMARY

PROPERTY DETAILS

List Price:	\$1,900,000
Building Type:	MULTI TENANT BOUTIQUE OFFICE
Year Built:	1925
Building Size:	6,915 SF
Total Lot Area:	4,012 SF
Stories:	4
Offices:	16
Restrooms:	3
Finished Basement:	YES
Tenancy:	MULTIPLE
Lease:	SHORT TERM
Parking:	3 SURFACE
Zoning:	C-MX-5
Taxes:	\$23,465

PROPERTY HIGHLIGHTS

POPULAR CENTRAL DENVER LOCATION

LARGE BRICK MANSION W/ GARAGE

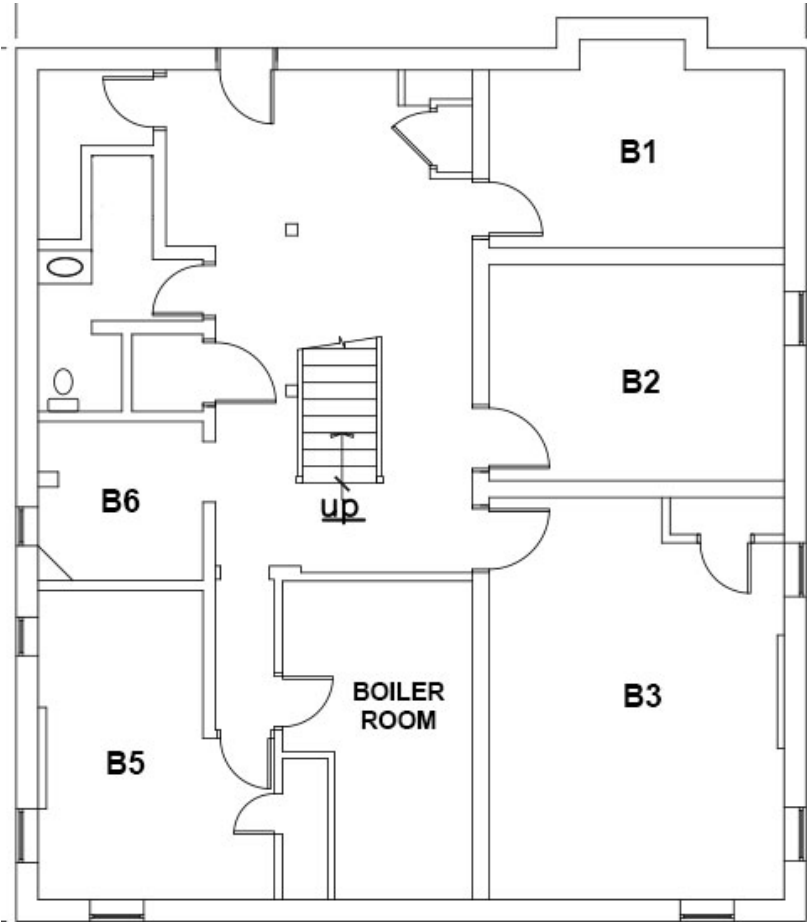
**WALKING DISTANCE TO RESTAURANT ROW,
BROADWAY, CENTRAL BUSINESS DISTRICT**

MIXED USE, FIVE STORY ZONING

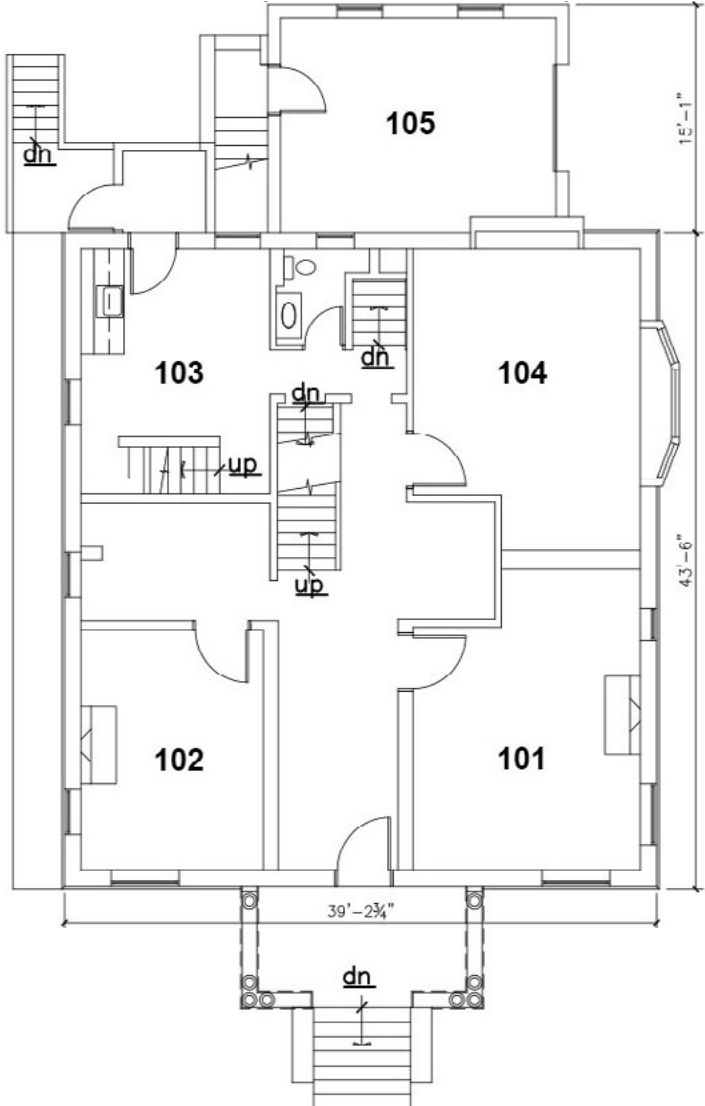
PATIO & GARDEN INCLUDED



FLOOR PLANS

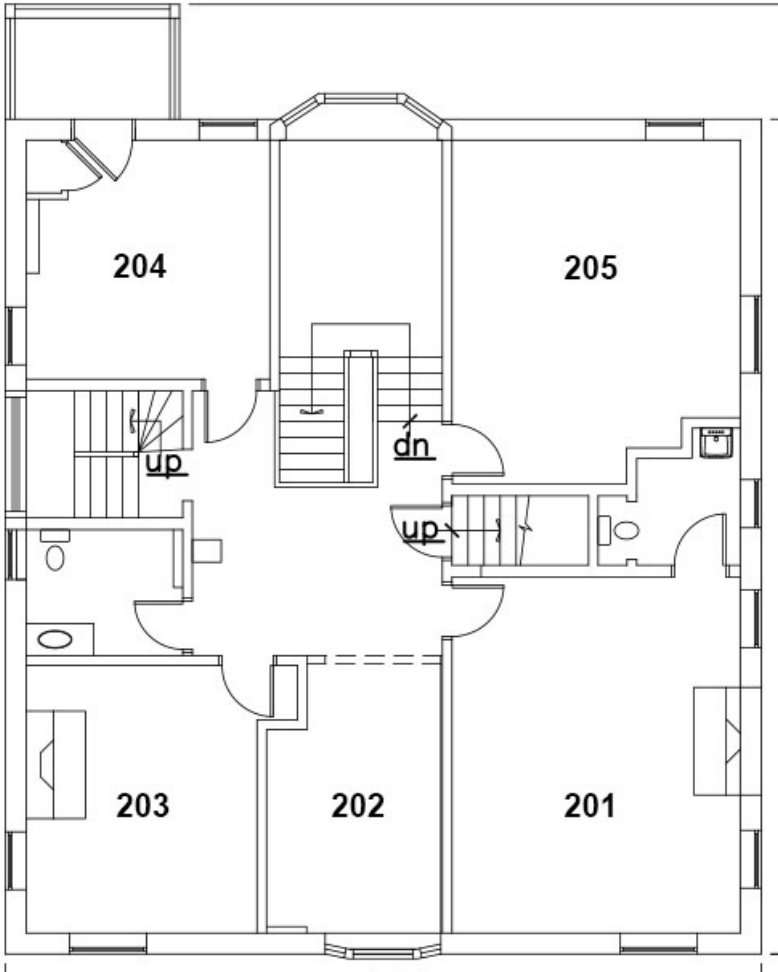


BASEMENT
1,711 SF

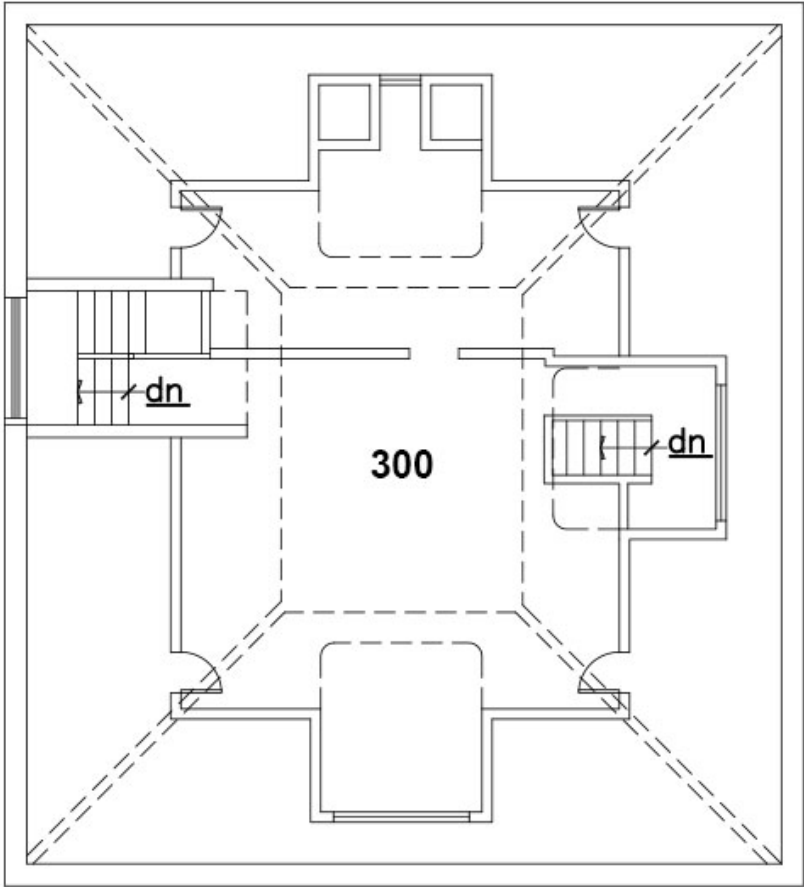


MAIN FLOOR
1,741 SF

FLOOR PLANS



SECOND FLOOR
1,762 SF



THIRD FLOOR
1,701 SF

LOCATION OVERVIEW



LOCATION MAP



AERIAL MAP



City Park



E Colfax Ave

Civic Center Park



1600 PENNSYLVANIA STREET

DENVER BOTANIC GARDENS

Speer Boulevard

Cheesman Park

Congress Park



6th Avenue

S Broadway



MARKET OVERVIEW



DENVER BY THE NUMBERS

#2

MOST HIGHLY EDUCATED STATE

US CENSUS BUREAU

3RD

BUSIEST AIRPORT IN THE US

WALL STREET JOURNAL

#3

#3 MOST ENTREPRENURIAL CITY

YAHOO NEWS

#4

BEST PLACE FOR BUSINESS AND CAREERS

FORBES

#5

MOST DESIRABLE CITIES

CLEVER OFFERS

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase. The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

710,800

0.566% 1-YEAR GROWTH POPULATION

\$85,853

MEDIAN HHI

34.9

MEDIAN AGE

TOP SECTORS



PROFESSIONAL & TECHNICAL SERVICES



HEALTHCARE



RETAIL TRADE



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

INCOME

UNIT NO (Street No)	TENANT	TENANCY START DATE	DIMENSIONS (Approx.)	INCOME	
				Month	Year
B1	LIZ OERTLE POLIZZI		14'6" x 8'6"	\$500.00	\$6,000.00
B2	ABE LINCOLN MOVERS		14'6" x 10'3"	\$950.00	\$11,400.00
B3	LOGAN TRUDELLE		16' x 14'6"	\$900.00	\$10,800.00
B5	JUDITH WATTS		8'3" x 10'	\$850.00	\$10,200.00
B6	CERTIFIED CHIMNEY		8'3" x 7'6"	\$595.00	\$7,140.00
101	DEB FELIO		17'9" x 14'6"	\$1,600.00	\$19,200.00
102	COLORADO PROVIDERS		14'9" x 12' 12' x 6'	\$1,350.00	\$16,200.00
103	STEPHEN MOTARJEME		12'6" x 12'	\$1,150.00	\$13,800.00
104	LISA FRAZER		17'9" x 14'6"	\$1,600.00	\$19,200.00
105	ESTER ESPINOZA		17' x 12'6"	\$1,150.00	\$13,800.00
201	GERMAN ASCANI		17'6" x 14'6"	\$1,625.00	\$19,500.00
202	ADAM CORWIN		14' x 9'	\$875.00	\$10,500.00
203	SUJINDA WETTERER		14' x 12'	\$1,200.00	\$14,400.00
204	KENNEDI BROWNE		13'3" x 12'3"	\$1,100.00	\$13,200.00
205	SEREPHINE BONNELL		14'6" x 16'9"	\$1,360.00	\$16,320.00
300	PATEROS CHRISTINE		18'6" x 24'3"	\$2,050.00	\$24,600.00

Total:	\$18,855.00	\$226,260.00
---------------	--------------------	---------------------

EXPENDITURE

PROPERTY TAX (Denver)	\$23,465.00
INSURANCE	\$8,508.00
GAS / ELECTRIC	\$6,000.00
WATER / SEWER	\$1,500.00
TRASH	\$1,692.00
SNOW	\$2,400.00
ROCKY MOUNTAIN PLANTS	\$4,680.00
JANITORIAL	\$15,000.00
COMCAST	\$3,972.00

Total:	\$67,217.00
---------------	--------------------

NET INCOME:

\$159,043.00

CAP RATE

8.37



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1600 Pennsylvania Street and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.PinnacleREA.com



INVESTMENT ADVISOR



NICK SCHILL
SENIOR ADVISOR
303.962.9562
NSCHILL@PINNACLEREA.COM

© 2026 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.