

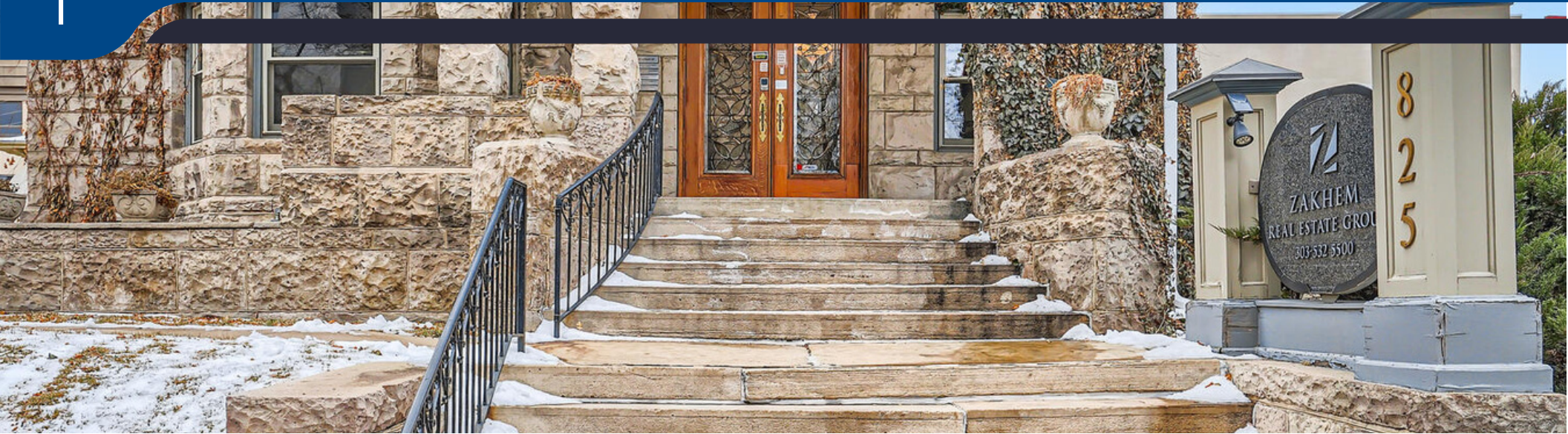


BENCHMARK
COMMERCIAL REAL ESTATE



825 N. Logan Street
Denver, CO 80203

FOR SALE
\$2,600,000



Unlock unparalleled business potential at this strategically located commercial property in the bustling Capitol Hill neighborhood. With its prominent street frontage, this space offers a rare opportunity for businesses seeking a high-visibility location in one of Denver's most dynamic areas. The building's distinctive architecture makes a bold statement, drawing attention and leaving a lasting impression on clients and customers alike.

Step inside to discover a versatile interior space that caters to a variety of business needs. The expansive floor plan is bathed in natural light, creating an inviting atmosphere for both clients and employees. Modern amenities and polished finishes add a touch of sophistication, making this property an ideal canvas for businesses looking to make a statement in the heart of the city. From chic boutiques to innovative startups, 825 N. Logan Street is the canvas for your business success. The current ownership renovated the property in 2019 with all new double pane energy efficient windows, installed a new balcony and code compliant fire exits, refinished all the wood floors, remodeled and modernized the restroom facilities, and painted the entire property for a sharp modern image.

The location is not only a hub for commerce but also a vibrant community where professionals can connect, collaborate, and thrive. With its proximity to popular eateries, cultural attractions, and a thriving urban scene, this commercial property offers more than just a business space – it provides a lifestyle that seamlessly integrates work and leisure. Elevate your business presence and make a mark in Denver's thriving commercial landscape with 825 N. Logan Street. The possibilities are endless, and the opportunity is now.



The Brind Mansion at 825 Logan Street in Denver, Colorado, holds a rich history that dates back to the early 20th century. Built in 1905, the mansion was commissioned by William and Lillian Brind, prominent figures in Denver's social and business circles. The architectural design of the mansion reflects the prevailing styles of the time, showcasing a blend of Victorian and Colonial Revival elements. The Brind Mansion quickly became a symbol of opulence and sophistication, hosting lavish social gatherings and events that attracted Denver's elite.

Over the years, the Brind Mansion underwent various changes in ownership and use. It transitioned from a private residence to serving as a venue for cultural events and community activities. The mansion's historical significance has been preserved, and it stands today as a testament to Denver's architectural heritage. Whether admired for its distinctive architecture or valued for its role in Denver's social history, the Brind Mansion continues to contribute to the city's cultural tapestry.



PROPERTY USE

OFFICE*



BUILDING SIZE

9,168 SF



LOT SIZE

.14 ACRES, 6,098 SF



ZONING

R-4 OD-1, DENVER**



OFFICES

15 OFFICES
LARGE OFFICES- GREAT FOR TEAMS

PARKING

5 ON SITE



AIR CONDITIONING

CENTRAL



YEAR BUILT

1895, RENOVATED 2019



* Owner User Sale or Potential Investment Sale - Seller willing to leaseback a portion of the building.

**Not a registered historical property

SCAN FOR FULL PHOTO TOUR

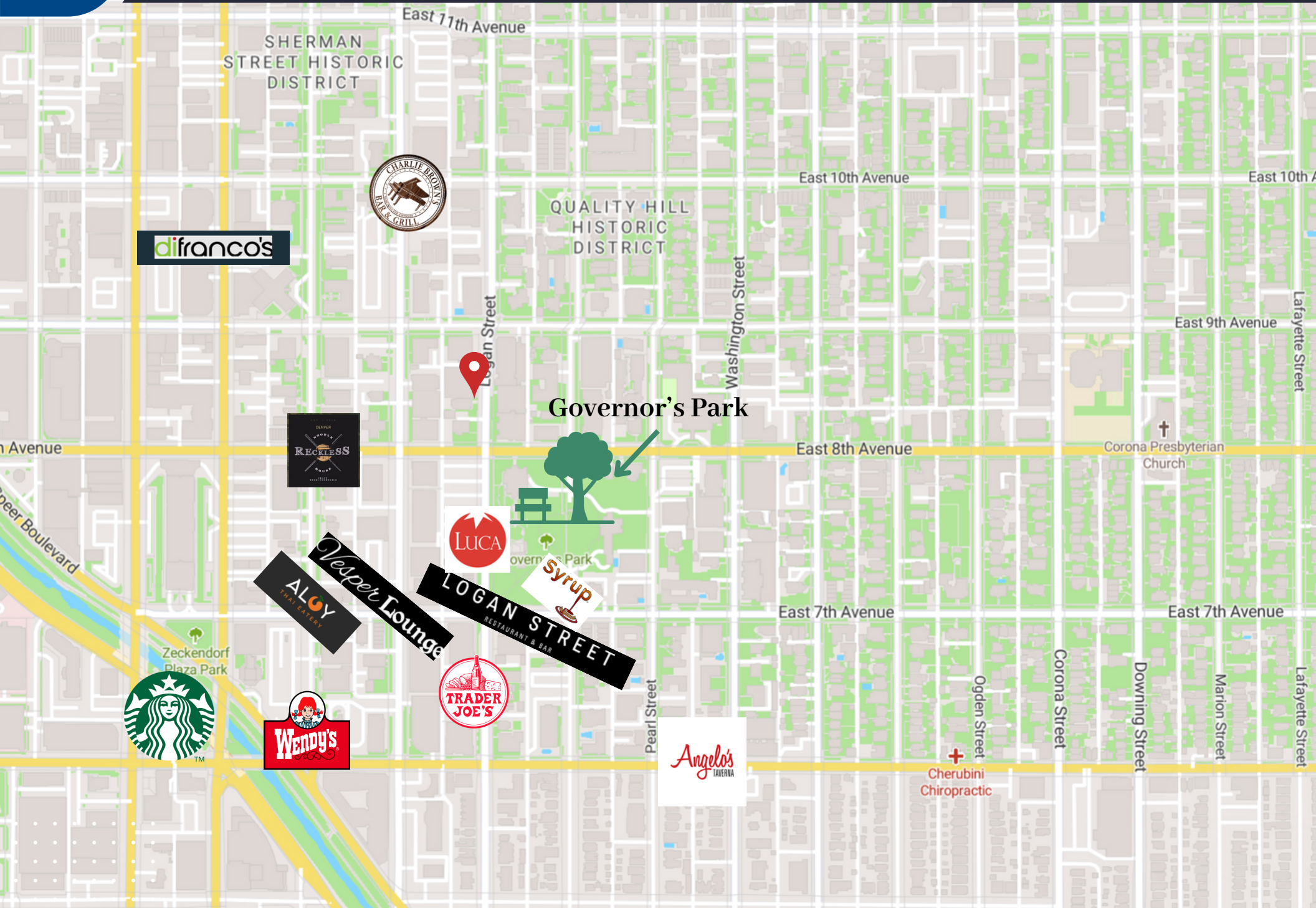
Capitol Hill & Governors Park



Nestled in the heart of Denver, Colorado, Capitol Hill stands out as a vibrant and eclectic neighborhood, making it an appealing destination for commercial real estate ventures. Characterized by its historic charm, tree-lined streets, and a rich cultural tapestry, Capitol Hill attracts a diverse demographic that seeks a unique blend of urban living and community engagement. The neighborhood is home to a dynamic mix of businesses, from trendy boutiques and art galleries to cozy cafes and upscale restaurants. Commercial real estate in Capitol Hill benefits from the area's walkability, attracting foot traffic that fosters a lively atmosphere conducive to retail success. With its historic architecture and proximity to downtown Denver, Capitol Hill provides an ideal setting for businesses looking to establish a distinct and memorable presence.

Beyond its commercial allure, Capitol Hill boasts a sense of community that resonates with residents and businesses alike. Local events, cultural festivals, and a thriving arts scene contribute to a dynamic environment that fosters collaboration and creativity. The neighborhood's diverse population, including young professionals, artists, and entrepreneurs, creates a unique market for businesses to tap into. Whether it's a cozy storefront along Colfax Avenue or a modern office space in a historic building, Capitol Hill offers a commercial real estate landscape that reflects the neighborhood's dynamic spirit and sets the stage for businesses to thrive in this vibrant Denver enclave.

Governors Park is located within the Capitol Hill area and further adds to its appeal. It is known for its historic charm, diverse community, and convenient urban amenities. Nestled southeast of downtown Denver, the area is characterized by tree-lined streets, historic homes, and a mix of architectural styles, creating a unique and inviting atmosphere. The neighborhood is named after the nearby Governor's Mansion and is admired for its cultural attractions, including museums, art galleries, and theaters. Residents and visitors alike appreciate the plethora of dining options, ranging from trendy eateries to local favorites. With its central location and a blend of residential and commercial spaces, Governors Park is a sought-after destination that embodies the dynamic spirit of Denver.



d'ifranco's



SHERMAN STREET HISTORIC DISTRICT

QUALITY HILL HISTORIC DISTRICT



Governor's Park



Corona Presbyterian Church

Zeckendorf Plaza Park

Downing Street

Marion Street

Lafayette Street

East 11th Avenue

East 10th Avenue

East 10th Avenue

East 9th Avenue

East 8th Avenue

East 7th Avenue

East 7th Avenue

East 6th Avenue

Cherry Street

Pearl Street

Washington Street

Ogden Street

Corona Street

Marion Street

Lafayette Street



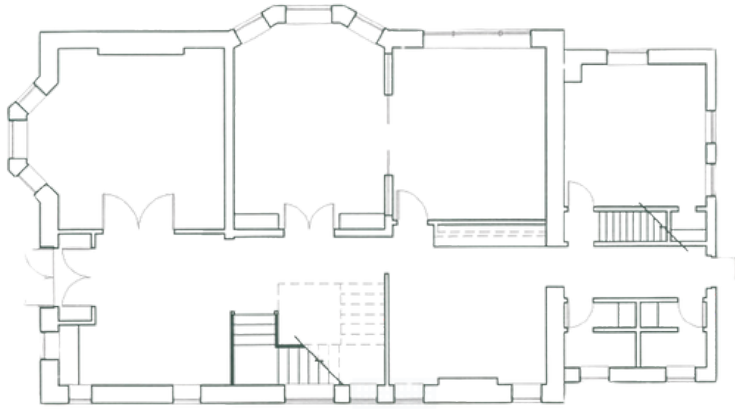




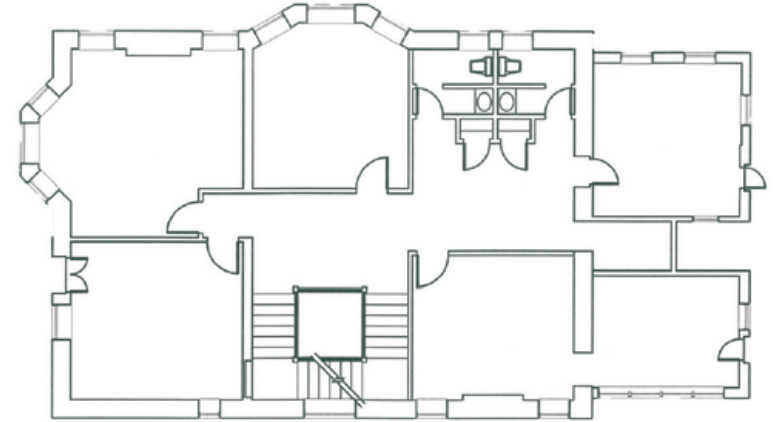




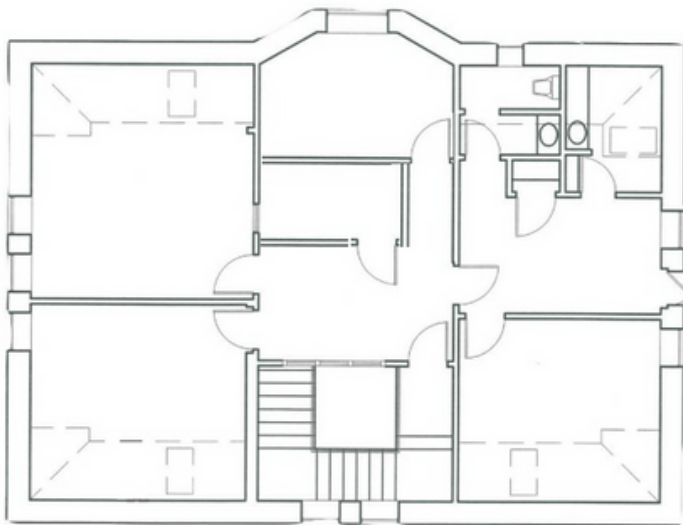
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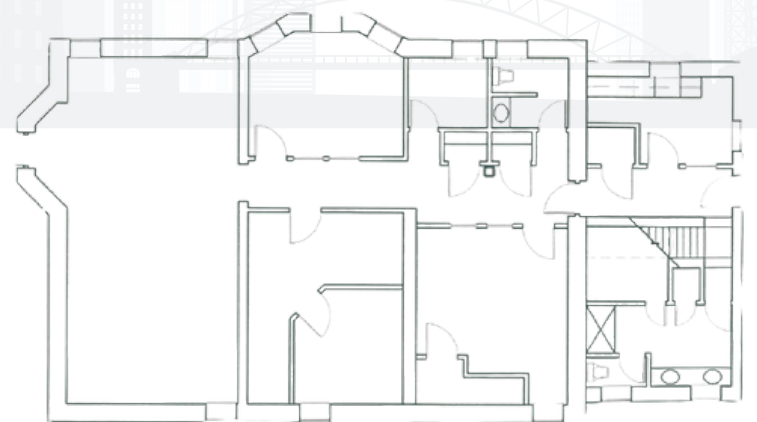
MAIN LEVEL- 2,442 SF



2ND LEVEL- 2,358 SF



3RD LEVEL- 1,976 SF



GARDEN LEVEL- 2,442 SF



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The enclosed materials were prepared in January 2024 and are being provided solely to facilitate the prospective purchaser’s understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any persuasive purchaser should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent. **DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS.** The property will be shown to prospective investors by appointment only. Please contact Benchmark Commercial Real Estate at 303-395-0111.

