



A 17,889 SF CORNER OFFICE BUILDING IN THE HEART OF GOLDEN TRIANGLE

1151-1199 Bannock Street

Denver, Colorado 80204

For more information:

Trent Rice
303.565.3033
trice@shamesmakovsky.com

Evan Makovsky
303.534.5005
emakovsky@shamesmakovsky.com



Property & Investment Summary

1151-1199 Bannock Street (the Property and Buildings) consists of two inter-connected structures on approximately 20,250 SF of ground located on one of the most visible hard corners in the Golden Triangle market. The property is situated directly across West 12th Avenue from the newly constructed Kirkland Museum, two city blocks from Broadway, and one block from the Clyfford Still & Denver Art Museums.

Built in 1972 (1151 Bannock), The Property is currently 100 percent leased to one tenant with a lease expiration of August 2019. The tenant has expressed that it will not be renewing its lease. There are not any lease renewal options in place. The current Net Annual Income is \$386,872.94.

Investment Highlights

- Sale Price: \$5,568,750.00 (\$275.00 per ground foot)
- 1199 Bannock Street: 14,879 SF office
- 1151 Bannock Street: 3,010 SF office
- Zoning: D-GT (Downtown - Golden Triangle)
- Strong location on the SWC of W. 12th Avenue & Bannock Street; directly across 12th Avenue from the newly constructed Kirkland Museum
- Total Ground: .4649 acres (20,250 SF)
- Lease in place through August 2019 on both buildings
- Current Annual Rent Income: \$386,872.94
- Museum District
- Prospective Buyers are expected to compensate any brokers or other representatives of Buyer independently from the Seller

For additional information, please contact TRICE@SHAMESMAKOVSKY.COM.

Property Location

1151-1199
Bannock St.

Kirkland
Museum

Clyfford Still
Museum

Denver Art
Museum



NAIShames Makovsky

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