

SALE PROFILE**The Blake Building - 1441 18th St. Denver, CO 80202****LOCATION INFORMATION**

Address	1441 18th Street
City, State, Zip Code	Denver, CO 80202
County	Denver County
MSA	Denver MSA
Market	Downtown Denver
Submarket	LoDo (Lower Downtown)
Parcel ID:	2331-02-005

**SALE INFORMATION**

Transaction Date	1/12/2022
Transaction Price	\$8,000,000.00
Analysis Price	\$8,000,000.00
Recording Number	2022005794
Rights Transferred	Fee Simple
Conditions of Sale	N/A

PHYSICAL INFORMATION

Property Type	Historic Office Building
Secondary Type	-
Leaseable Area (NRA)	26,792
Number of Buildings	One (1)
Year Built	c. 1906
No. of Floors	Four (4)
Parking Spaces / Ratio	N/A
Quality	Good
Condition	Good
Building Structure	Brick & Timber
Exterior	Brick & Timber
Site Size	0.14± AC
Zoning	D-LD
Access	Blake St. & 18th St.

OPERATING INFORMATION

	TOTAL	PER SF
Net Operating Income	N/A	-
Occupancy at Sale	20.34%	

ANALYSIS INFORMATION

Transaction Price	\$ 8,000,000	\$299
Analysis Price	\$ 8,000,000	\$299
Capitalization Rate (In-Place)	N/A	

CONFIRMATION

Name	Thevin Campton, CCIM
Company	Colliers
Source	Sales Broker
Date	1/18/2022

COMMENTS

The building was approximately 20% occupied at the time of sale. The Seller formerly occupied three floors of the building. The fourth floor tenant was known to be vacating prior to closing. The only remaining tenant was on the third floor, who was due to expire in April 2022, but expressed interest in renewing.