

730

17TH STREET UNITS 2A, 2B, 2C
DENVER, CO 80202

\$1,250,000
SALE PRICE

**OFFICE
CONDO**



**5,692 RSF OFFICE CONDO FOR SALE IN
HISTORIC EQUITABLE BUILDING**



**SELLER FINANCING AT 4% APR TO
ELIGIBLE BUYERS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
RSF:	5,692 SF
Y.O.C.:	1892
Price/RSF:	\$219.61
County:	Denver
Taxes:	\$25,005
Offices:	14
Ceiling Height:	14'
HOA:	\$4,008.12 / Month
Zoning:	D-C
Parking:	Paid Garages Nearby

PROPERTY OVERVIEW

730 17th Street, also known as the Equitable Building is located on the corner of 17th Street and Stout Street in Denver, Colorado. It's like stepping back in time by walking into the Equitable Building. The lobby is lined with floor to ceiling marble and original Tiffany Glass from the 19th century. The building was constructed in 1892 and in 2000, the building was converted to individually owned condos. Condos 2A, 2B, and 2C are being offered for sale to be purchased together.

PROPERTY HIGHLIGHTS

- Carry back financing available to eligible buyers for 50% of the Purchase Price at 4% for 5 years
- Property management on-site
- Plethora of nearby dining and shopping options
- Building conference room
- Fitness and shower facilities
- On-site security
- At 18th & Stout Light-Rail Station
- Half a block to 16th Street Mall
- Inviting space with high ceilings throughout



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ADDITIONAL PHOTOS



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Private Outdoor Deck



Lower Level Building Conference Room



Private Outdoor Deck



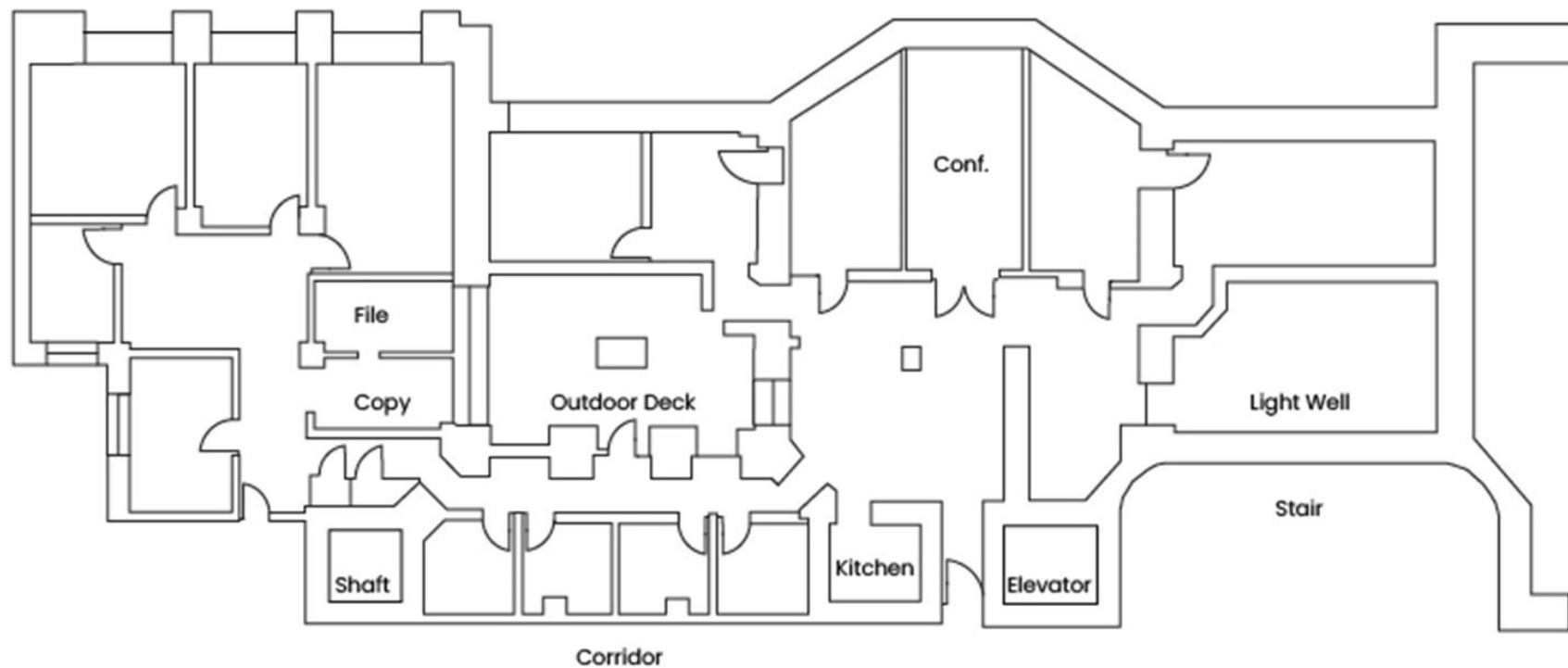
Lower Level Building Conference Room

FLOORPLAN

(FOURTEEN OFFICES)

Suite 200 Floorplan

Stout Street



RETAIL MAP



NEARBY PARKING



BUILDING'S HISTORY



THE EQUITABLE BUILDING

1892 — The Equitable Building, now the tallest building in Denver, is complete. Tenants move in. Average rent is \$15 per month. The building's opening marks the development of Denver's new financial district, later called "The Wall Street of the West."

1893 — The Panic of 1893 marks the end of the silver boom. The Equitable Building, hailed as a triumph only a year earlier, is now dismissed as an extravagant folly.

1893-4 — Despite the depressed economy, the Equitable becomes a center of political power. With Denver's capitol under construction, it's the seat of the state's executive offices.

1902 — With the economy improving, occupancy rates and rents go back to the "boom" days. The Equitable is once again a fashionable address.

1902 — Janitor Andrew Anderson falls to his death while washing the building's exterior windows. According to tenants, his friendly ghost has haunted the building ever since.

1910 — The Equitable loses its title as Denver's tallest building to the 20-floor Daniels and Fisher Tower, now the tallest building west of the Mississippi.

1935 — A carelessly discarded cigarette causes a major fire that ravages the building. According to legend, elevator operator Bessie Ford bravely stood her post, ferrying firefighters to the upper floors. Much of the building's extensive law library is destroyed.

1977 — The Denver City Council designates the Equitable as a historic landmark.

1978 — The Equitable Building is added to the National Register of Historic Places.

1981 — Denver's oil boom ushers in a new era of prosperity. Rent increases to \$30/SF. The Equitable has 100% occupancy and a waiting list.

2000 — St. Charles Town Co. converts the building to individually owned condominiums.

Demographic Summary Report

Radius	1 Mile		2 Mile		3 Mile	
Population						
2027 Projection	60,348		163,735		281,379	
2022 Estimate	53,373		146,731		254,696	
2010 Census	30,485		97,849		188,198	
Growth 2022 – 2027	13.07%		11.59%		10.48%	
Growth 2010 – 2022	75.08%		49.96%		35.33%	
Households						
2027 Projection	38,001		91,431		144,046	
2022 Estimate	33,527		81,860		130,089	
2010 Census	18,762		54,627		94,919	
Growth 2021 – 2026	13.34%		11.69%		10.73%	
Growth 2010 – 2022	78.70%		49.85%		37.05%	
Owner Occupied	8,770	26.16%	25,136	30.71%	48,496	37.28%
Renter Occupied	24,756	73.84%	56,723	69.29%	81,593	62.72%
2022 Households by HH Income	33,525		81,863		130,088	
Income: <\$25,000	6,969	20.79%	15,106	18.45%	23,062	17.73%
Income: \$25,000 – \$50,000	3,711	11.07%	11,059	13.51%	18,883	14.52%
Income: \$50,000 – \$75,000	5,029	15.00%	13,203	16.13%	20,907	16.07%
Income: \$75,000 – \$100,000	3,786	11.29%	9,770	11.93%	14,740	11.33%
Income: \$100,000 – \$125,000	3,450	10.29%	8,207	10.03%	12,963	9.96%
Income: \$125,000 – \$150,000	3,108	9.27%	6,829	8.34%	10,783	8.29%
Income: \$150,000 – \$200,000	3,106	9.26%	7,463	9.12%	11,878	9.13%
Income: \$200,000+	4,366	13.02%	10,226	12.49%	16,872	12.97%
2022 Avg Household Income	\$106,681		\$105,335		\$106,449	
2022 Med Household Income	\$81,956		\$79,001		\$78,718	

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