

## PATHFINDER TURNS 1115 GRANT STREET MANSION AROUND

Denver

Dec 11, 2014

Investor interest in Denver makes it a **good time to sell**, according to Pathfinder Partners senior managing director **Lorne Polger**, snapped near Cabo with a deep-sea catch. Recently Pathfinder sold the 20k SF **Grant Street Mansion** at **1115 Grant St** in Capitol Hill, an historic property that has 31 office suites (in the main building and a carriage house). The property was acquired by Unbridled Holdings of Denver.



Lorne says Pathfinder--a SoCal-based **opportunistic investor**--bought Grant Street (pictured here in front of what can only be described as so-blue-how-can-they-not-be-fake skies) in December 2011 through a



trustee's **foreclosure sale**, when the mansion was only 50% occupied. It was attracted to the neighborhood known for **historic charm** and cosmopolitan ambiance. The company spent **\$200k** to convert several unused suites to rentable offices, improve the landscaping and deal with deferred maintenance. It's now **95% occupied**.