



1962 Blake Street

Denver, Colorado 80202

Property Overview

- Two garden level office suites available in historic LoDo building
- Open floor plans are filled with natural light and allow for a variety of uses
- Several major attractions, museums, and parks within short walking distance
- Easy access to Broadway, Park Avenue, & I-25
- Served by central staircase
- Close proximity to over 80 restaurants ranging from fast-casual to fine dining

Lease Rate: \$16.00/SF NNN

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Property Facts

Available SF:	4,111 SF
Suite 10:	1,926 SF
Suite 50:	2,185 SF
Building SF:	12,441 SF
Year Built:	1938
Zoning:	D-LD, UO-1
Expenses:	\$7.00/SF (Est.)

For more information:

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For Lease
1962 Blake Street
Denver, Colorado



Traffic Counts

	Vehicles/Day
20th Street & Blake Street	22,546
20th Street & Market Street	19,755
20th Street & Larimer Street	22,302

*Source:CoStar

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Demographics

	1 Mile	3 Mile	5 Mile
Population	33,531	217,729	458,816
Company Headquarters	241	354	482
Average Household Income	\$95,700	\$86,312	\$93,035

*Source: SitesUSA

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