



## Backyard on Blake

3070 Blake St, Denver, CO 80205



**MAINSRING**



**Keri Farmelo**

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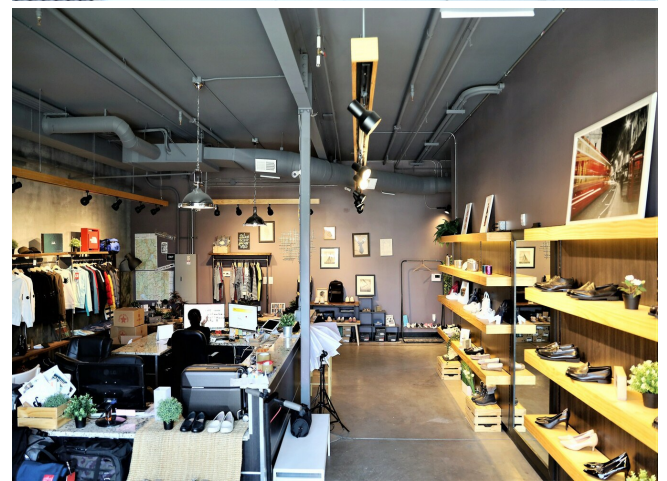


# Backyard on Blake

\$30.00 /SF/Yr

We are a community of entrepreneurs, small business owners and creators. Nestled in the heart of the RiNo Arts District, our warehouse turned oasis is an escape from the bustle of the city. Featuring 10 local shops, a restaurant, a coffee shop, multiple artist studios and a modern co-working space, BYOB gets better every time you visit. With a courtyard garden and a rooftop with views of the mountains and Denver skyline, we want you to think of BYOB as your own backyard....

- Located in a courtyard setting among many other retail tenants.
- Lots of natural light.
- Open plan with concrete floors



Rental Rate:	\$30.00 /SF/Yr
Property Type:	Retail
Gross Leasable Area:	1,100 SF
Year Built:	2014
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	60 (Good Transit)
Rental Rate Mo:	\$2.50 USD/SF/Mo

## 1st Floor Ste 150

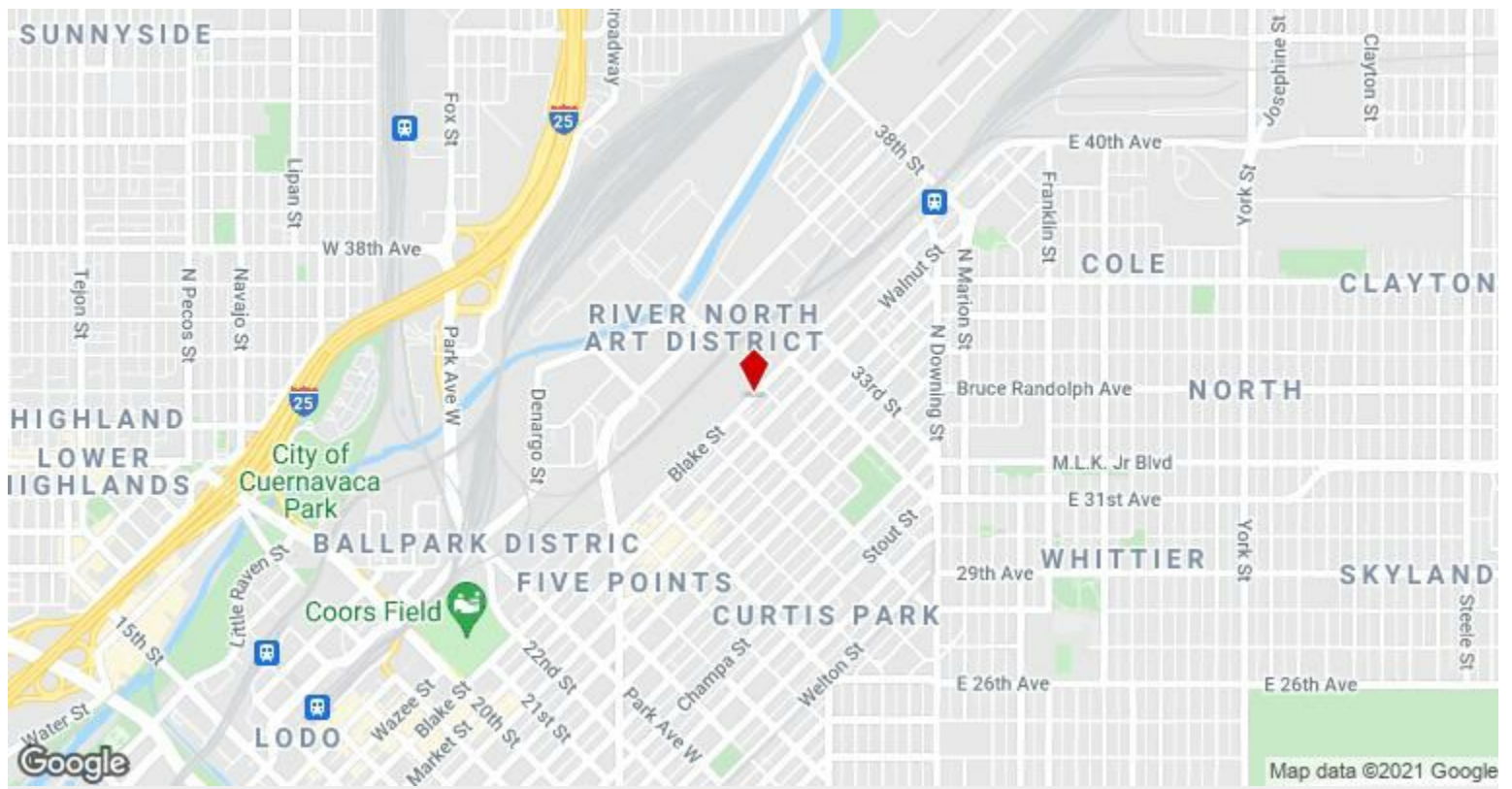
Space Available	1,100 SF
Rental Rate	\$30.00 /SF/Yr
Date Available	September 01, 2021
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Birdsall & Co.: The Urban Nursery	1,400	
The Preservery	2,794	
Young in the Mountains	1,098	



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# Property Photos



Floorplan



Floorplan

# Property Photos



Building Photo