

1510 Blake Street  
Denver, Colorado 80202



## For Lease: 15,097 SF of Contiguous Space

- + Historic LoDo office/retail space with unmatched visibility
- + Prominent street level location on the corner of 15th Street and Blake Street
- + Classic brick and timber construction
- + 14' ceiling height with floor-to-ceiling windows and tons of natural light
- + Easy access to 16th Street Mall Ride, Auraria Pkwy., Speer Blvd., and Cherry Creek Bike Trail
- + 1 block to the Market Station - Denver's newest mixed-use development featuring 82,000 SF of retail, 95,000 SF of office, and 225 residences
- + 4 blocks to Denver Union Station and Dairy Block

**Space Available:** 15,097 Total  
**Floor 1:** 1,980-8,007 SF  
**Lower Level:** 7,090 SF  
-Suite A: 4,380 SF  
-Suite B: 2,710 SF

**Rate:** \$35.00 PSF NNN

**Opex:** \$12.50 PSF (est. 2020)

**Year Built:** 1889

**Construction:** Brick and timber

**Ceiling Height:** 14' exposed ceiling

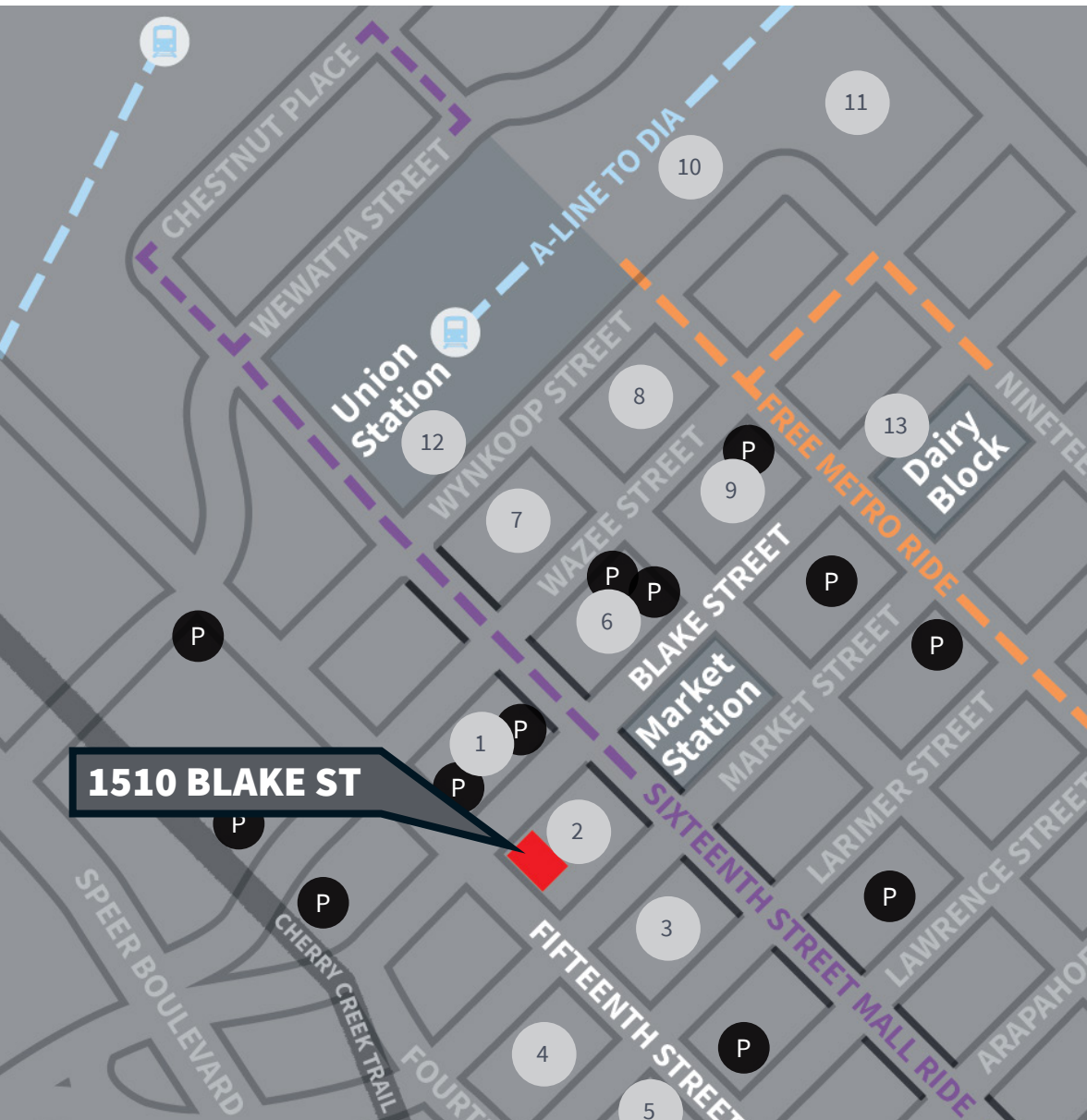
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Equal parts *character, convenience, and cool*



## DINING & ENTERTAINMENT

1. ChoLon, The Kitchen, Little Owl Coffee, Rio Grande Mexican, Illegal Pete's
2. P.F. Chang's, Hapa Sushi, Freshcraft, D'Corazon Mexican, Chipotle, Qdoba
3. STK Denver, Panera Bread, Garbanzo
4. Euclid Hall, Ocean Prime, Rioja, Ted's Montana Grill
5. The Capital Grille, Tamayo, CRU Food & Wine
6. Avelina, bd's Mongolian Grill
7. Urban Farmer, Backcountry Deli, Amante Coffee, The Cruise Room
8. Venice, Machete Tacos + Tequila, Morton's Steakhouse, Mangiano Pronto!, Wynkoop Brewing
9. Jax Fish House
10. Rodizio Grill Denver, Ice House Tavern
11. ChopHouse & Brewery
12. **Union Station:** Snooze, Mercantile, Stoic & Genuine, Terminal Bar, Pigtrain Coffee, Milkbox Creamery, Kitchen Next Door, Ultra, Hopdoddy Burger Bar, Tupelo Honey, Tavernetta, Whole Foods
13. **Dairy Block:** Denver Milk Market, Kachina Cantina, Poka Lola Social Club, Seven Grand, Huckleberry Roasters

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