

RiNo Retail Space for Lease

3501 Blake St.
Denver, CO 80210



- transit oriented development
- restaurant ready retail space
- street level retail with 3 upper floors of office space



36,005 SF
Class A office

5,574 SF
Street Level Retail

Adjacent to the
38th & Blake Rail Station

3501 Blake Street is 41,579 SF, Class A, mixed-use office and retail building. Heavy foot traffic from adjacent 35th Street Pedestrian Bridge and the 38th & Blake rail station.



Kyle Framson, Broker Associate
kframson@zallcompany.com | 303.947.0148

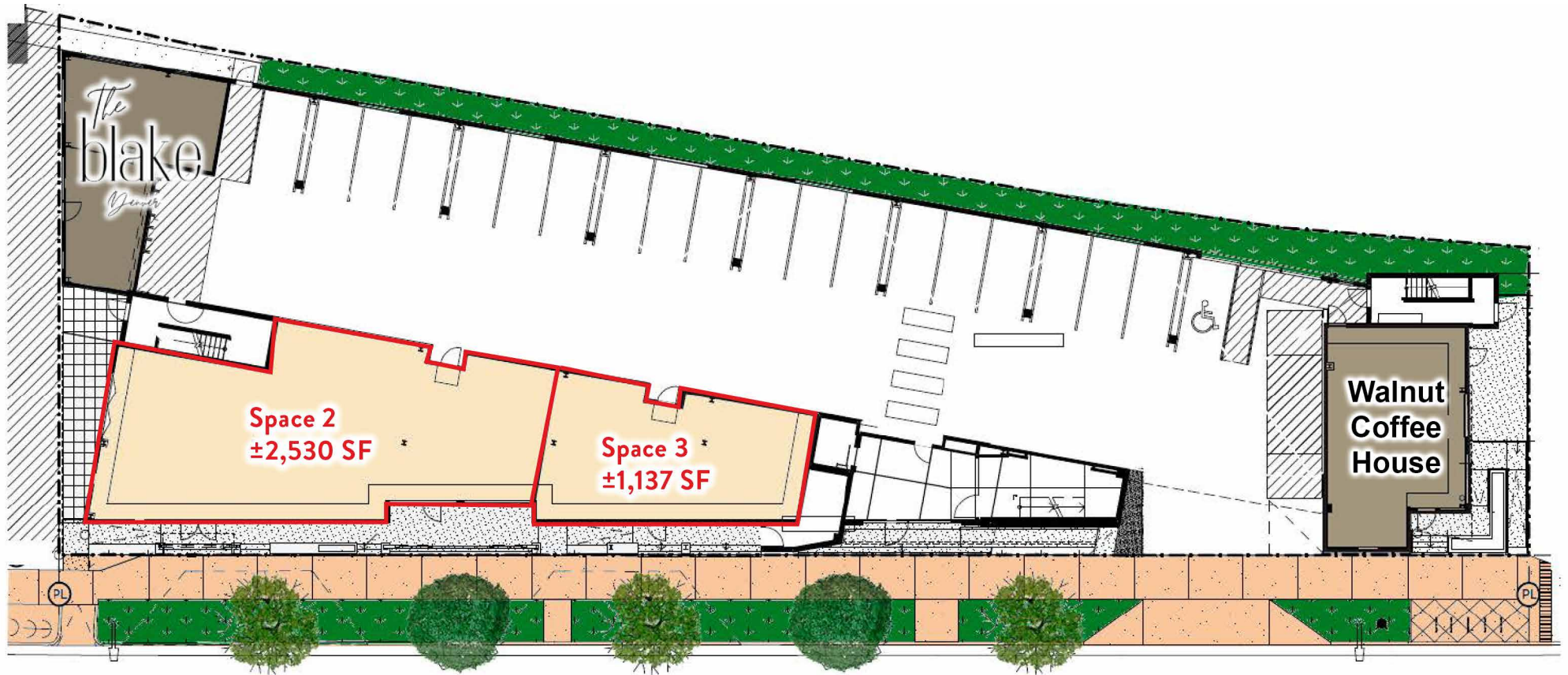
Logan Schenk, Broker Associate
lschenk@zallcompany.com | 303.828.6044

Stuart Zall, President
szall@zallcompany.com | 303.888.9040

75+ restaurants & bars

28+ art galleries

23+ breweries
wineries
distilleries • cideries



- Space 1** ±897 SF - The Blake Denver Salon (Leased)
- Space 2** ±2,530 SF on the Blake Street Frontage. This dynamic space with 16-foot ceilings and two patios spaces is ideal or a restaurant, market or exposure-driven retail
- Space 3** ±1,137 SF of retail space on the Blake Street Frontage, great for a variety of retail uses
- Space 4** ±1,010 SF - Walnut Coffee House (Leased)

Leased
 Available

Walk

- <1 Min to Drink RiNo Shuttle
- <1 Min to the RTD Station
- <15 Min to bars, breweries, eateries

Bike

- <5 Min to S. Platte River Trail
- <6 Min to Denver Central Market
- <7 Min to Coors Field
- <15 Min to Union Station

Drive

- <5 Min to Coors Field
- <8 Min to Union Station
- <12 Min to Mile High Stadium

Transit

- <18 Min to Union Station
- <36 Min to Denver Airport



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