



FOR SALE

1981 & 1939 BLAKE STREET
DENVER, CO 80202





SALE PRICE
\$17,900,000



PRICE/SF
\$245.58



LOT SIZE
20,231 LSF (~0.46 AC)



ZONING
D-LD, UO-1



PARKING
84 spaces in
subterranean garage and
street level parking



BUILDING SF
• Total: 72,890 RSF



YEAR BUILT

- 1981 Blake Street: 1983 with major renovation in 2017
- 1939 Blake Street: 1900 with major renovation in 2017



PARCEL SCHEDULE NUMBER
0227913021000 (one tax parcel for both addresses)



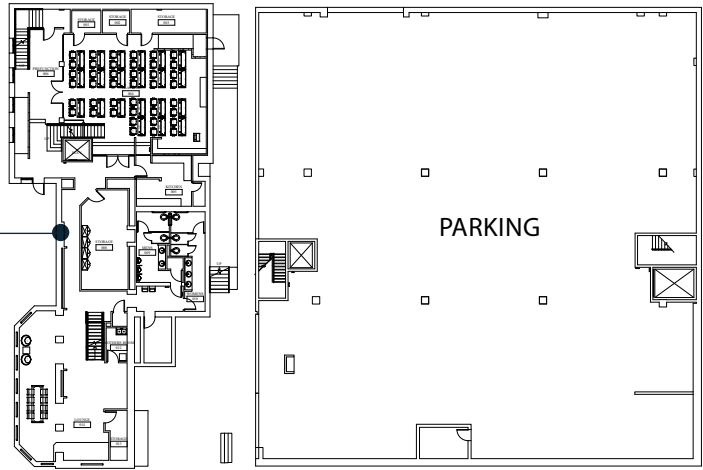
PROPERTY HIGHLIGHTS



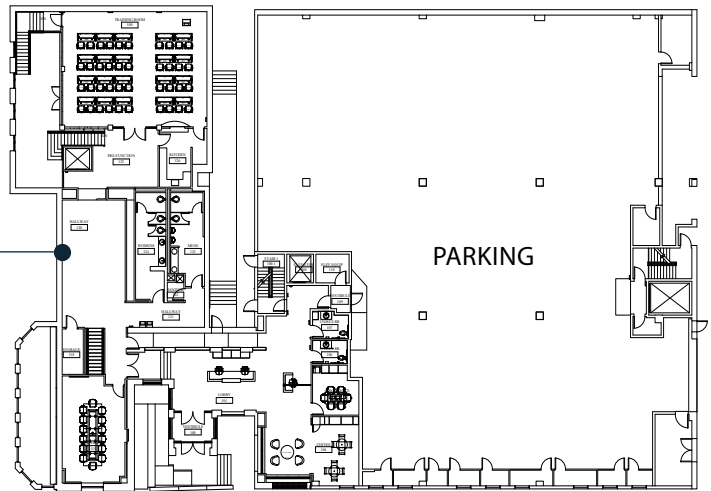
- Great LoDo location directly across 20th street from Coors Field
- Corporate identity/large building signage
- Can be sold furnished/"Turn-Key" solution for a variety of corporate users
- Efficient floorplates with an ideal mix of private offices and open spaces
- Private/secured parking garage
- Full gym
- Bike Storage
- Updated mechanical systems
- Easy access to I-25, both north and south bound

FLOOR PLANS

LOWER LEVEL
6,172 RSF



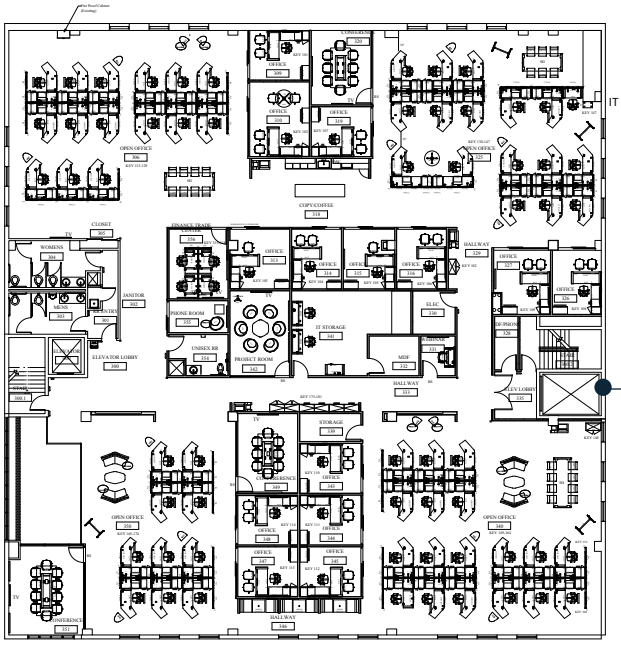
LEVEL 1
8,136 RSF



LEVEL 2
14,398 RSF



ACCOUNTING & FINANCE

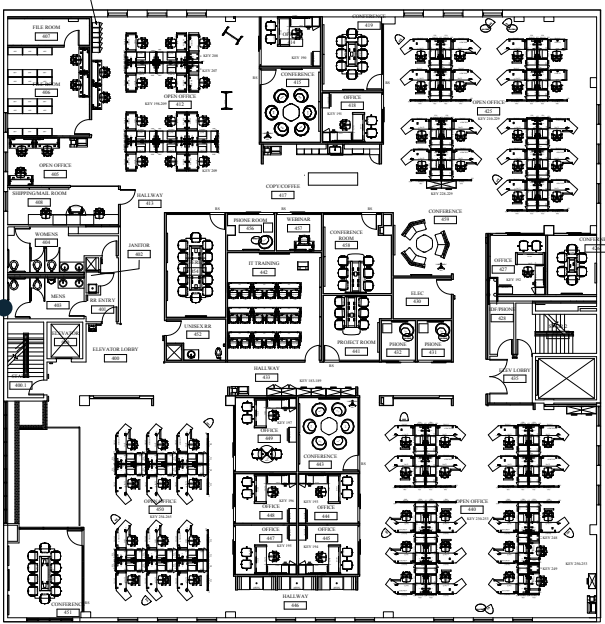


HOME FINANCE

LEVEL 3
14,700 RSF

LEVEL 4
14,667 RSF

IRM

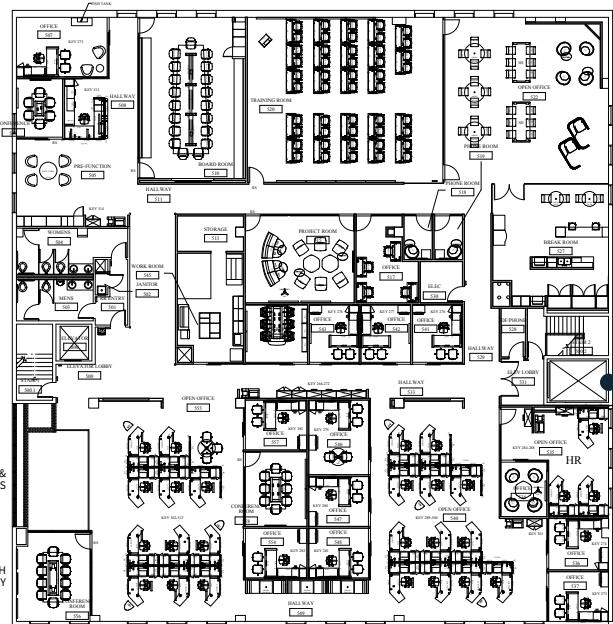


COMMUNITY DEVELOPMENT

ASSET MANAGEMENT

ASSET MANAGEMENT & COMMUNITY DEVELOPMENT

MARKETING & COMMUNITY RELATIONS



RESEARCH & STRATEGY

LEGAL

ENTERPRISE RISK

LEVEL 5
14,667 RSF



ACCESS MAP



1981 & 1939
BLAKE STREET
DENVER, CO 80202

DIRECT ACCESS FROM I-25

DIRECT ACCESS TO I-25

DIRECT ACCESS FROM BLAKE ST

DIRECT ACCESS TO BLAKE ST

CENTRAL PLATTE VALLEY

BALLPARK

UNION STATION

LODO DISTRICT

FIVE POINTS

CBD

DENVER

Wyandot St
Vallejo St
Umatilla St
Erie St
W 29th Ave
W 28th Ave

16th St
Central St
Platte St
15th St

19th St
Bassett St
18th St

Park Ave West

Delgany St

Blake St
Market St

Larimer St
Lawrence St
27th St
26th St

Lincoln Station 40 min
Broadway Station 15 min

I-25 5 min

DN 39 min

5 min

5 min

Ball Arena



Larimer Square
EST. 1858

Auraria Parkway
Walnut St
9th St

14th St

11th St

Lincoln Station 40 min
Broadway Station 15 min

Wazzeo St

14th St

17th St

Curtis St

Champa St

W Colfax Ave

W 14th Ave

13th St

15th St

17th St

19th St

Freeze Metro Ride

Stout St

California St

19th St

Broadway

20th St

E 19th Ave

E 18th Ave

Sherman St

E 16th Ave

Logan St

Glenarm Place

21st St

22nd St

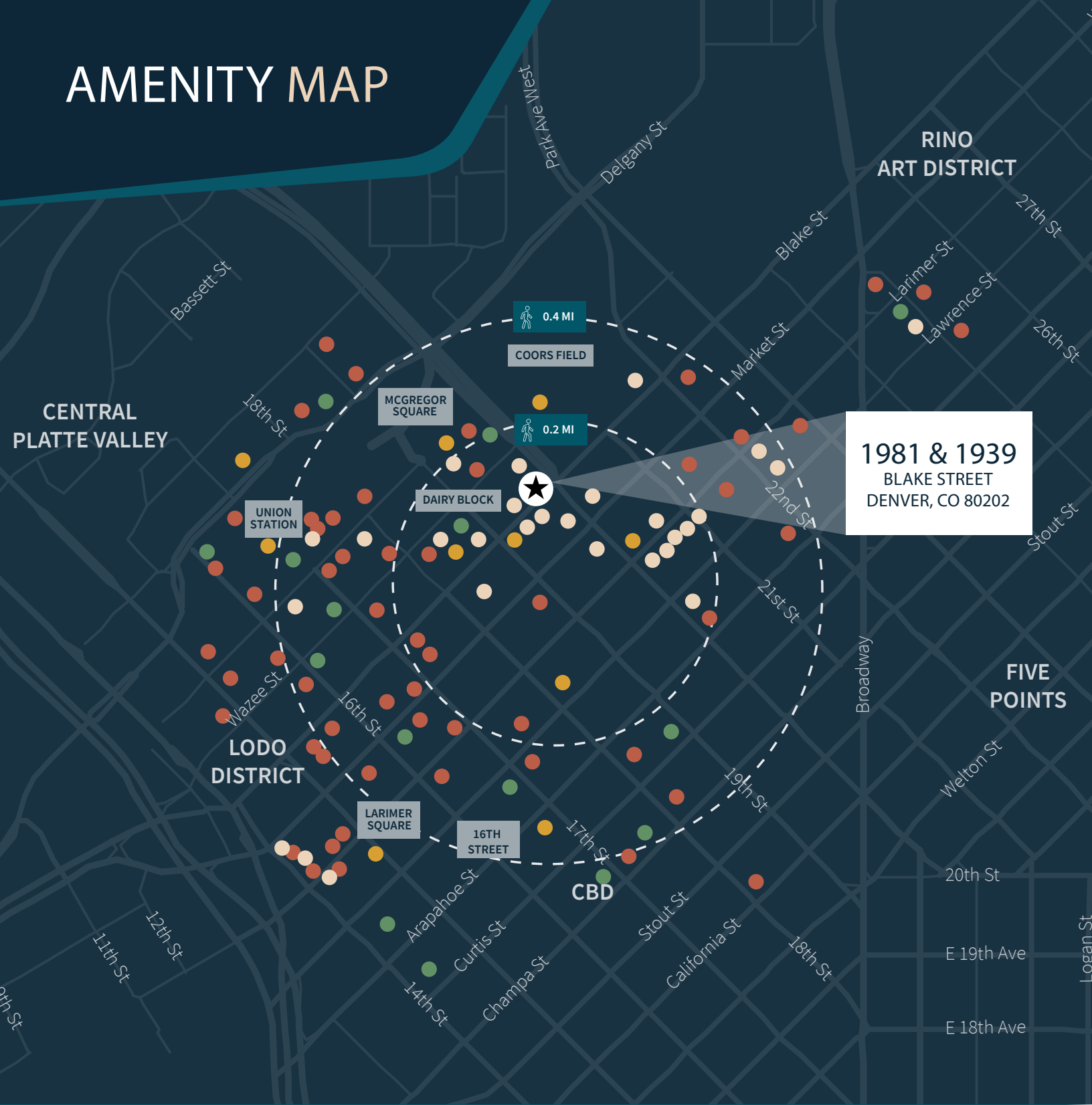
Welton St

26th St

27th St



AMENITY MAP



BARS & BREWERIES
30+ cocktail bars,
craft breweries,
and nightlife
within .5 miles



EATERIES
40+ local
restaurants
within .5 miles



**ENTERTAINMENT
& RETAIL**
50+ social and sport
venues, shops, banks,
salons and more
within .5 miles



HOTELS
20+
boutique
accommodations
within .5 miles



FOR MORE INFORMATION:

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