

LOWER DOWNTOWN | DENVER, COLORADO

1962 BLAKE STREET



Suite 150 at 1962 Blake Street is a 2,185 SF street-level storefront in the heart of downtown Denver, where LoDo, RiNo, and the Ballpark District converge. Exposed brick, timber ceilings, and expansive storefront glass give the space character you can't build new — and Blake Street frontage gives it the visibility and foot traffic to match.

Walk to Coors Field, Union Station, and the 16th Street corridor.

LEASE RATE

\$32.00/SF/YR NNN

ESTIMATED EXPENSES

\$14/SF/YR

AVAILABLE UNIT

SUITE 150 | 2,185 SF*

*To be verified

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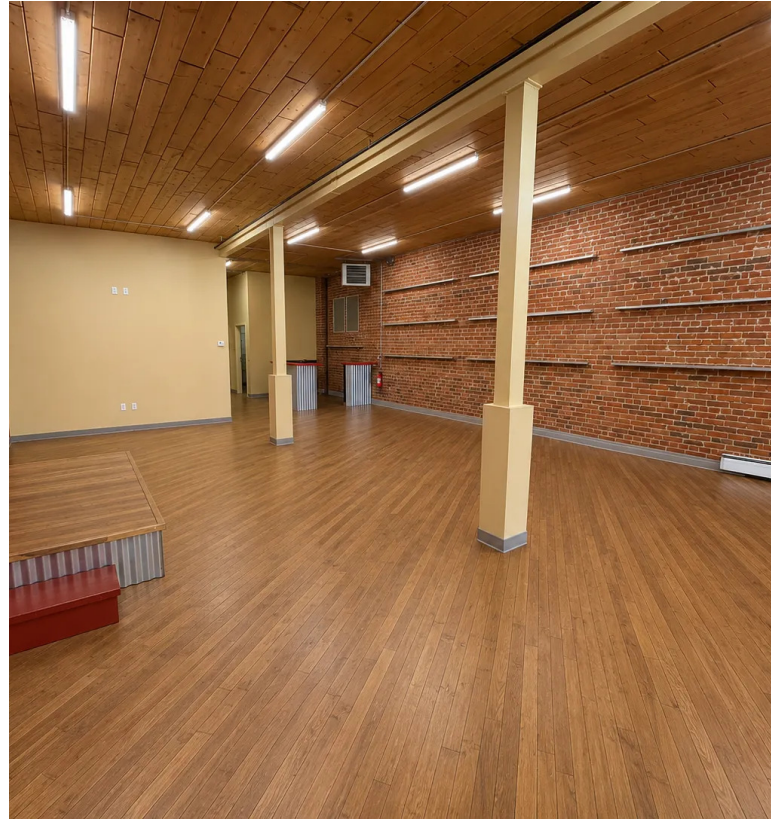
SPACE HIGHLIGHTS

- Prime Blake Street frontage with strong pedestrian and vehicle visibility
- Historic 1892 building with exposed brick, wood ceilings, and oversized windows
- Efficient 2,185 SF footprint with an open, flexible layout suited to retail, showroom, service, or creative office use
- Steps from Coors Field, Union Station, LoDo dining, and the RiNo district
- Immediate access to RTD light rail, commuter rail, and regional transit
- Dense, affluent trade area: 26,739 residents and \$134,856 average HH income within one mile
- D-LD zoning provides for a wide range of uses

PROPERTY DETAILS

ADDRESS	1962 Blake St. Denver, CO 80202
LOT SIZE	6,337 SF
ZONING	D-LD
SUBMARKET	LoDo / Ballpark
BUILDING TYPE	Office / Retail
YEAR BUILT	1892
ESTIMATED EXPENSES	\$14/SF/YR







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