

GATEWAY TO RINO



**OFFICE
FOR LEASE**



2601 BLAKE STREET | DENVER, CO



FOR LEASE

2601 Blake Street
Denver, Colorado 80205

HISTORIC OFFICE PROPERTY IN RINO NEIGHBORHOOD

Lease Rate: Contact Broker

Property Features:

- Blocks from Coors Field, shopping and restaurant amenities in LoDo/RiNo
- Easy access from I-25 and I-70
- Best parking in RiNo
- Common break room, workout facility and showers on-site
- Excellent views of Denver skyline and the mountains from the upper floors
- New rooftop patio now available - fantastic panoramic views
- Common conference room equipped with WiFi & remote video conferencing
- Covered and surface parking available
- Modern design with historic details including exposed brick, ceilings & duct work

Availability:

Suite LL10:	2,271 RSF
Suite LL20:	2,015 RSF
LL10/LL20:	4,286 RSF
Suite 110:	3,632 RSF
Suite 200:	3,440 RSF

Property Overview

Property Type:	Office
RBA:	42,813 SF
Year Built:	1917 / 1929
Year Renovated:	2009 / 2020
Floors:	4
Parking:	2.0/1,000 SF



Parking:

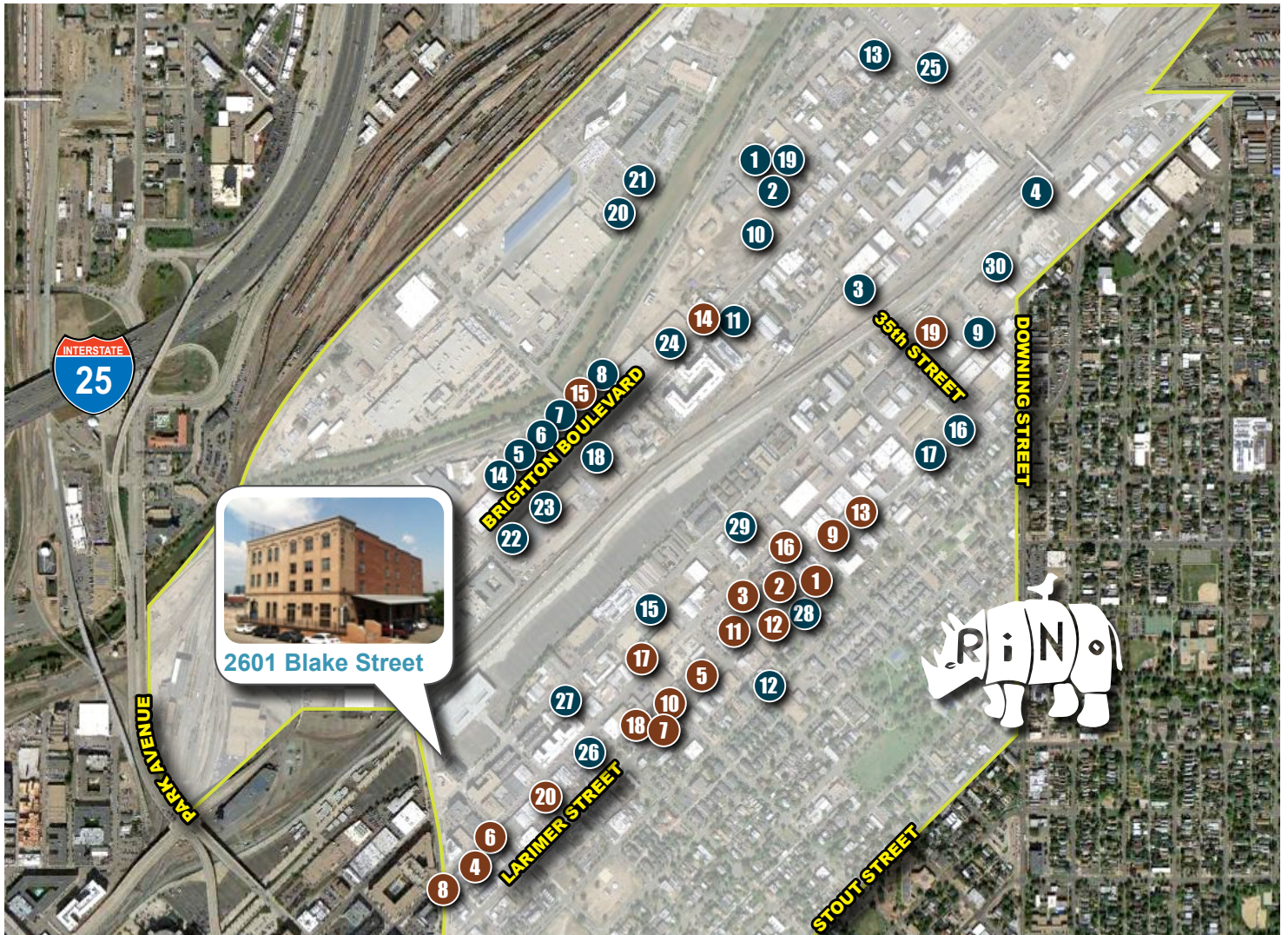
Ratio of 2.0/1,000 SF at \$150.00/month/space.

Additional off-site garage and on-street parking available



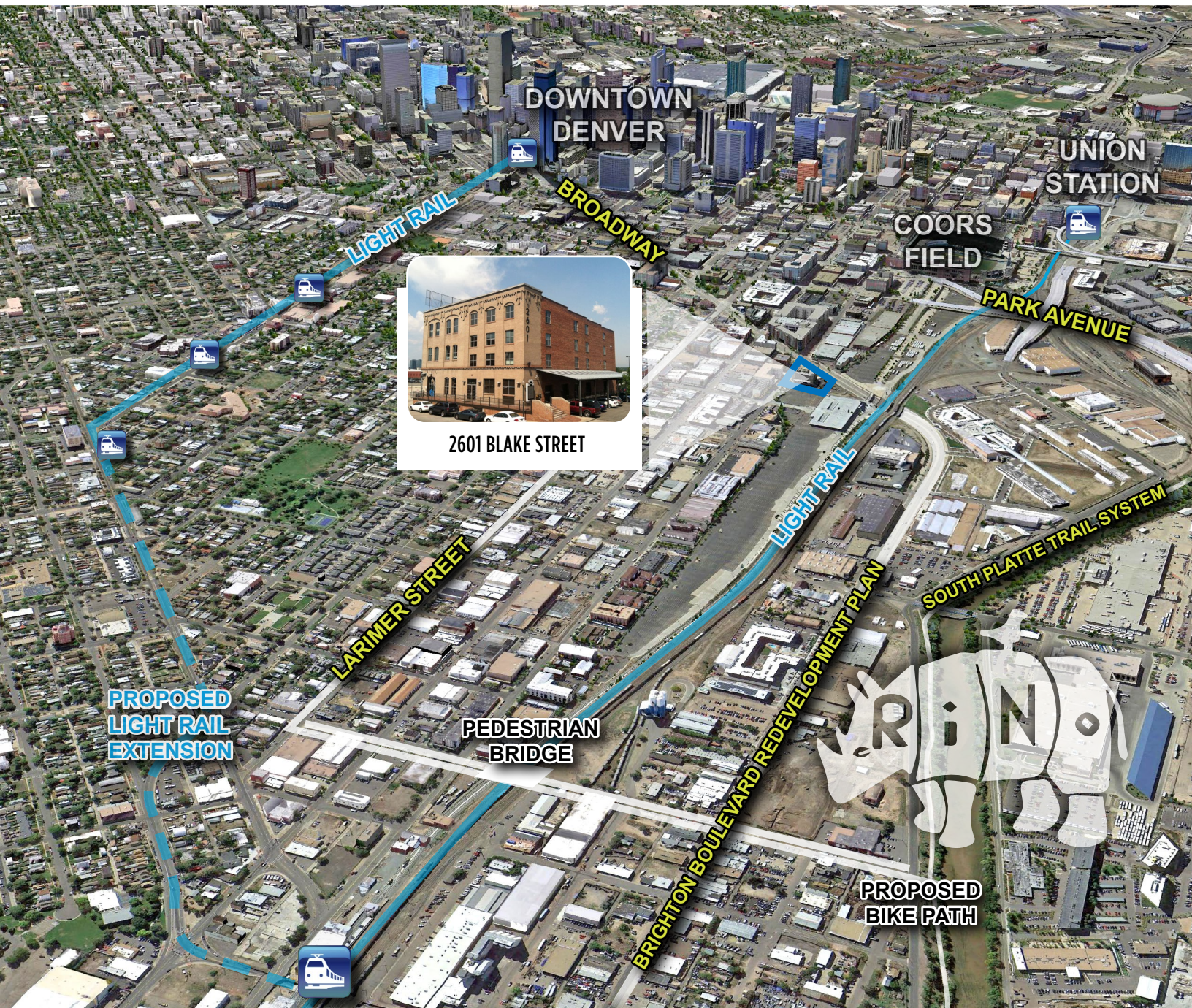
RiNo Developments:

- | | | |
|-----------------------------------|--------------------------------------|-------------------------|
| 1 RiNo Park | 11 The Source Hotel & Market Hall | 21 Freight Residences |
| 2 Catalyst Health Tech Innovation | 12 Enterprise Denver | 22 Marq at RiNo |
| 3 Gauge | 13 Blue Moon Brewery & Ent. District | 23 City Gate Apartments |
| 4 Stride | 14 Modera River North | 24 Block 32 |
| 5 Industry Apartments | 15 Modera River North Arts | 25 Natural Grocers |
| 6 Koelbel Urban Homes | 16 Link 35 | 26 Hartley Flats |
| 7 Lynd Development | 17 Larimer Row | 27 Blake 27 |
| 8 Alliance Development | 18 Broadstone RiNo | 28 Yota Yard Townhomes |
| 9 Hub | 19 Mockery Brewing | 29 Factory Flats |
| 10 Great Divide Brewery | 20 Drive 2 | 30 World Trade Center |



RiNo Merchants:

- | | | |
|----------------------------------|------------------------------|----------------------|
| 1 Infinite Monkey Theorem Winery | 8 Los Chingones | 15 Industry |
| 2 The Populist | 9 Scape Treader | 16 The Walnut Room |
| 3 Hutch & Spoon | 10 Movement Strategy | 17 Mile High Winery |
| 4 Cart-Driver | 11 Oz Architecture | 18 Nocturne |
| 5 Finn's Manor | 12 B Public Relations | 19 Exdo Center Block |
| 6 Work & Class | 13 Integrative Health Denver | 20 Matchbox |
| 7 Crema Coffee House | 14 The Source | |



For more information,
please contact:

JEFF CALDWELL
Principal
303.962.9536
JCaldwell@PinnacleREA.com

ERIC SHAW
Vice President
720.319.3252
EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

© 2026 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.