

INDIVIDUAL OFFICE SPACES AVAILABLE FROM 130 SF!



OFFICE CONDO FOR SALE/LEASE

3198 Blake Street, 2nd Floor, Unit 222 Denver, CO 80205

Condo SF: 4,981 SF + ~900 SF Outdoor Patio
Available SF For Lease: 130 SF to 4,981 SF
Lease Rate: \$25/SF NNN | \$16/SF NNN's
Sales Price: Contact Broker



HENRY GROUP
REAL ESTATE

Amanda Tompkins Senior Vice President | Amanda@henrygroupre.com | 720.837.5541
Boston Weir Principal | Boston@henrygroupre.com | 303.327.9753
Parker Beasley Broker Associate | Parker@henrygroupre.com | 303.625.7444

INDIVIDUAL OFFICE SPACES AVAILABLE FROM 130 SF!



OFFERING SUMMARY

Address	3198 Blake Street, 2nd Floor, Unit 222, Denver, CO 80202
Condo SF (County Record)	4,981 SF + ~900 SF Outdoor Patio
Zoning	C-MX-5
Available SF For Lease	130 SF to 4,981 SF
Lease Rate	\$25/SF NNN \$16/SF NNN's
Sales Price	Contact Broker
Parking	Spaces Available

BUILDING AMENITIES

The building amenities include: EV charging station, secure bike storage, on-site gym and covered parking available for \$200/month.

HENRY GROUP PRESENTS 3198 BLAKE ST, 2ND FLOOR, UNIT 222 FOR SALE/LEASE

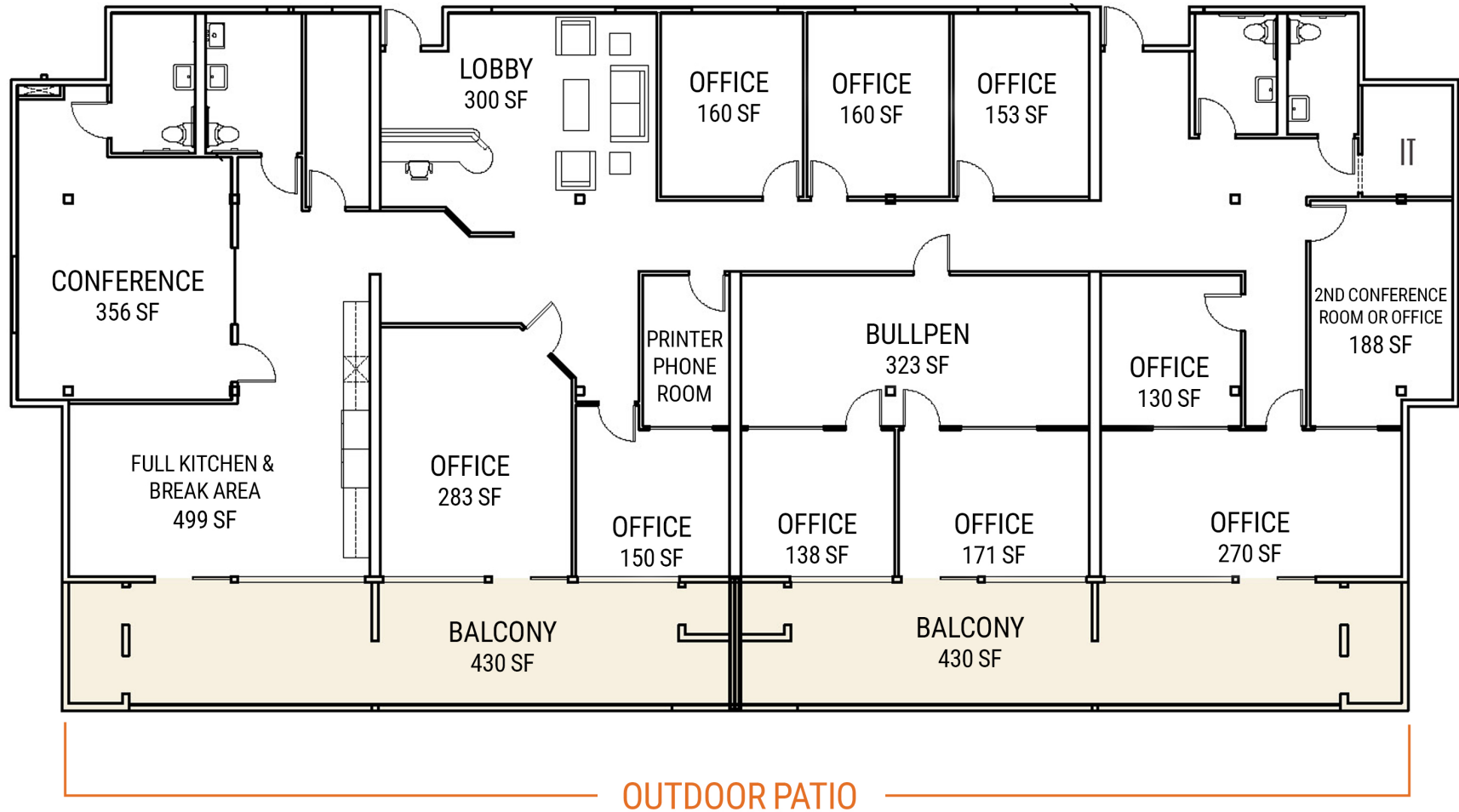
Located within Factory Flats Apartments, this 4,981 RSF fully built-out creative office condo offers a turnkey workspace with 10 private offices, a large conference room with wet bar, convertible printer/phone room, bullpen area, and a welcoming reception anchored by a saltwater aquarium.

The suite features a full kitchen, four private restrooms, a shower, storage and IT closets, and optional furniture for plug-and-play occupancy. An expansive private patio/balcony spans the length of the unit—ideal for events and collaborative space.

Positioned in Denver's vibrant RiNo Arts District, the property is surrounded by walkable dining, breweries, and creative retailers. It offers excellent access to downtown, the 38th & Blake A-Line station, and major routes including I-70 and I-25

PROPERTY HIGHLIGHTS

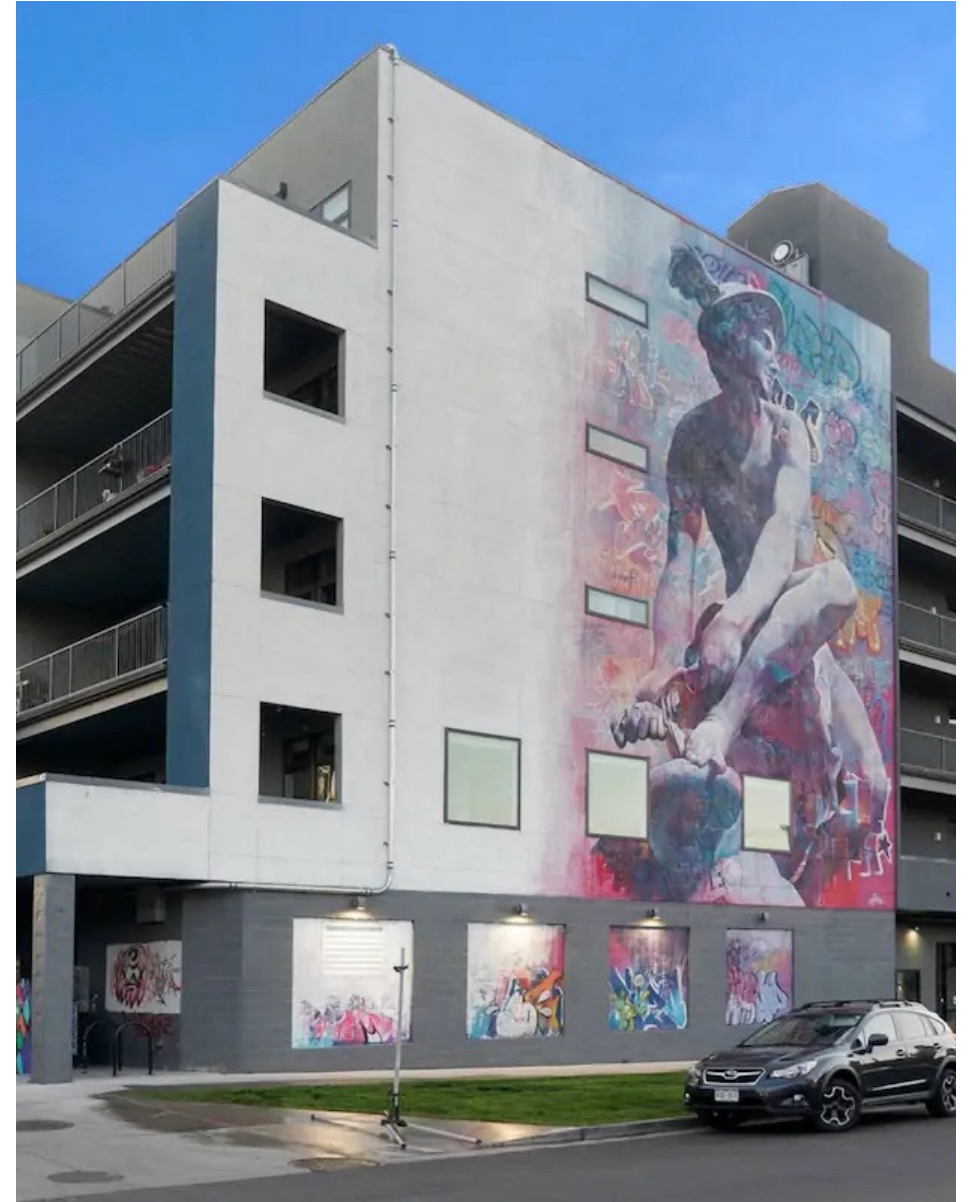
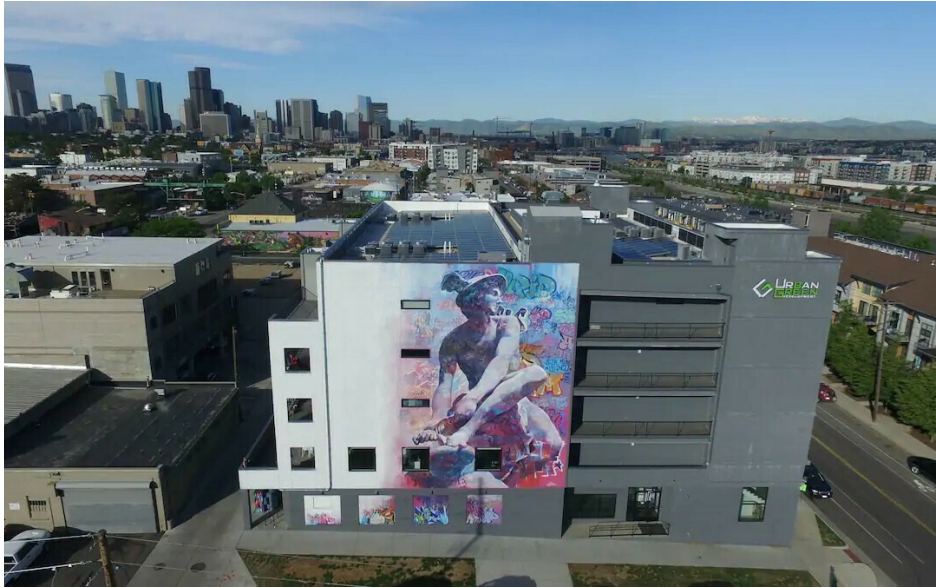
- Turnkey 4,981 RSF creative office condo with 10 private offices, large conference room (wet bar), printer room that can be converted to a phone room or secondary conference room, bullpen, and reception.
- Flexible leasing options: 130 SF to 4,981 SF
- Expansive private outdoor patio/balcony running the length of the suite—ideal for events, breakout space, and fresh-air work.
- Full kitchen with range/oven plus four private restrooms and a shower; IT and storage closets support true plug-and-play.
- Optional furniture package for immediate occupancy; unique client-facing touches(e.g., reception aquarium).
- Prime RiNo location—walkable to breweries, coffee, restaurants; minutes to Downtown and 38th & Blake A-Line.

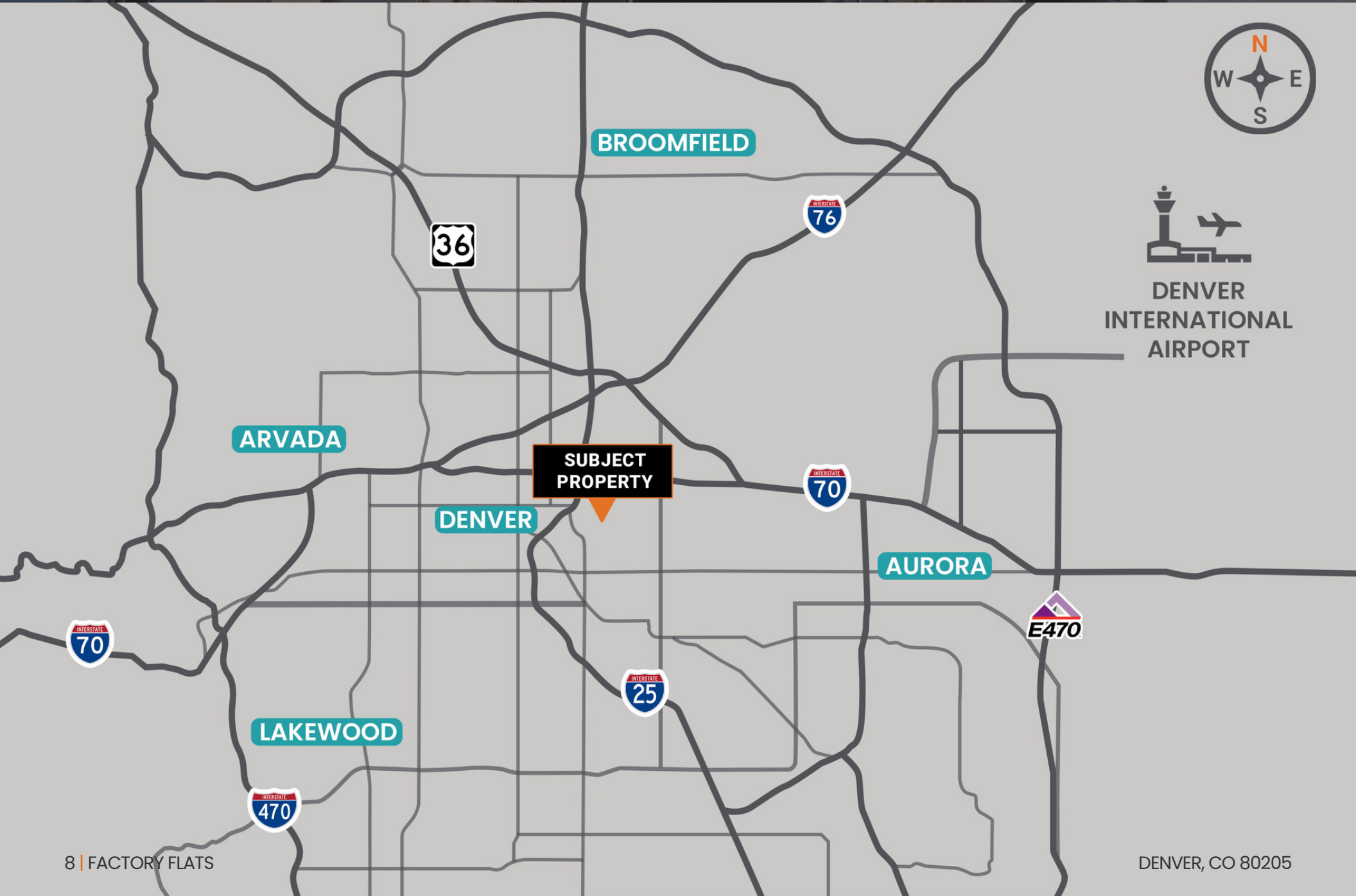












DENVER
INTERNATIONAL
AIRPORT



SUNNYSIDE NEIGHBORHOOD

FoxPark DENVER

NATIONAL WESTERN CENTER

38TH & BLAKE LIGHT RAIL STATION

THE SOURCE HOTEL

kasa

SUBJECT PROPERTY

DENARGO MARKET

HIGHLANDS NEIGHBORHOOD

COLE NEIGHBORHOOD

Coors FIELD

UNION STATION

FIVE POINTS NEIGHBORHOOD

CENTRAL BUSINESS DISTRICT

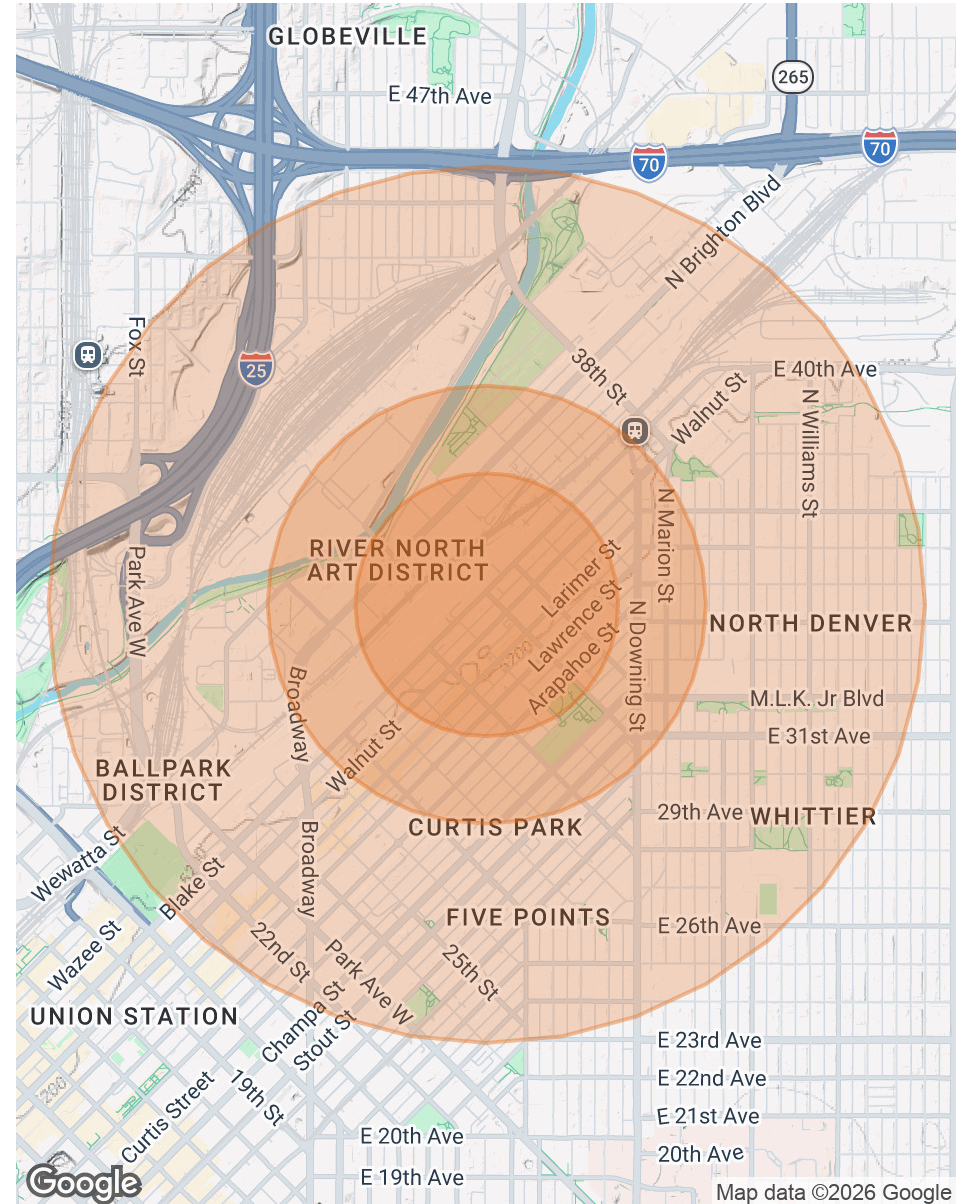
CITY PARK



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,966	7,118	27,241
Average Age	34	34	35
Average Age (Male)	34	35	36
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,666	3,974	13,439
# of Persons per HH	1.8	1.8	2
Average HH Income	\$124,743	\$125,012	\$117,265
Average House Value	\$671,598	\$649,284	\$722,315

* Demographic data derived from 2020 ACS - US Census



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com