



FOR LEASE
1,193 RSF



**3463 BLAKE STREET
DENVER, CO 80205**

OFFICE FOR LEASE

ABOUT THE PROPERTY

Located in the heart of RiNo, this renovated two-story creative hub combines industrial character with modern professional utility. Suite 200 offers a 1,193 SF second-floor office featuring high-volume ceilings and updated finishes.

- **Natural Light:** High ceilings and expansive windows throughout the upper level.
- **Transit Prime:** Two blocks from 38th & Blake Station (direct Rail to Union Station/DIA).
- **On-Site Parking:** Dedicated surface parking available for tenants.
- **RiNo Core:** Immediate access to the district's top breweries, galleries, and amenities.

LEASE RATE: \$26.00/SF NNN

SUITE 200	1,193 SF
BUILDING	11,819 SF
ZONING	C-MX-8
BUILT	1880

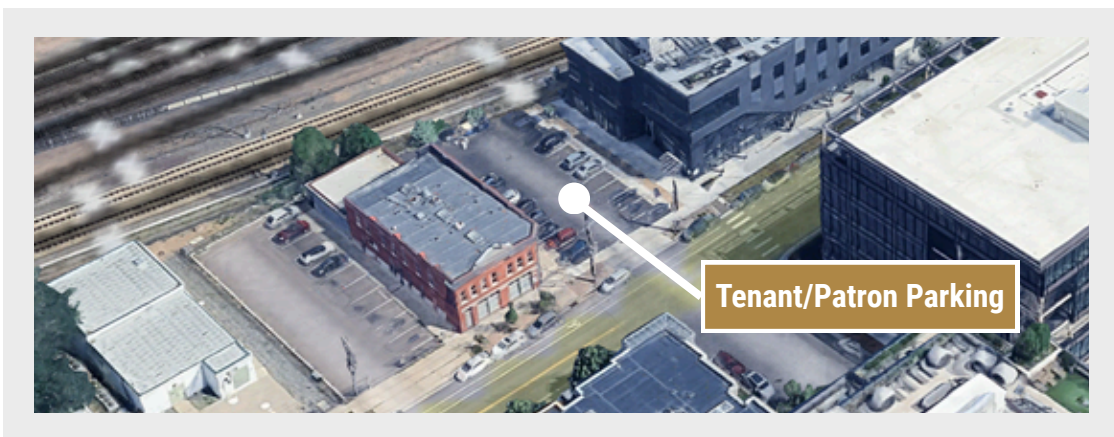
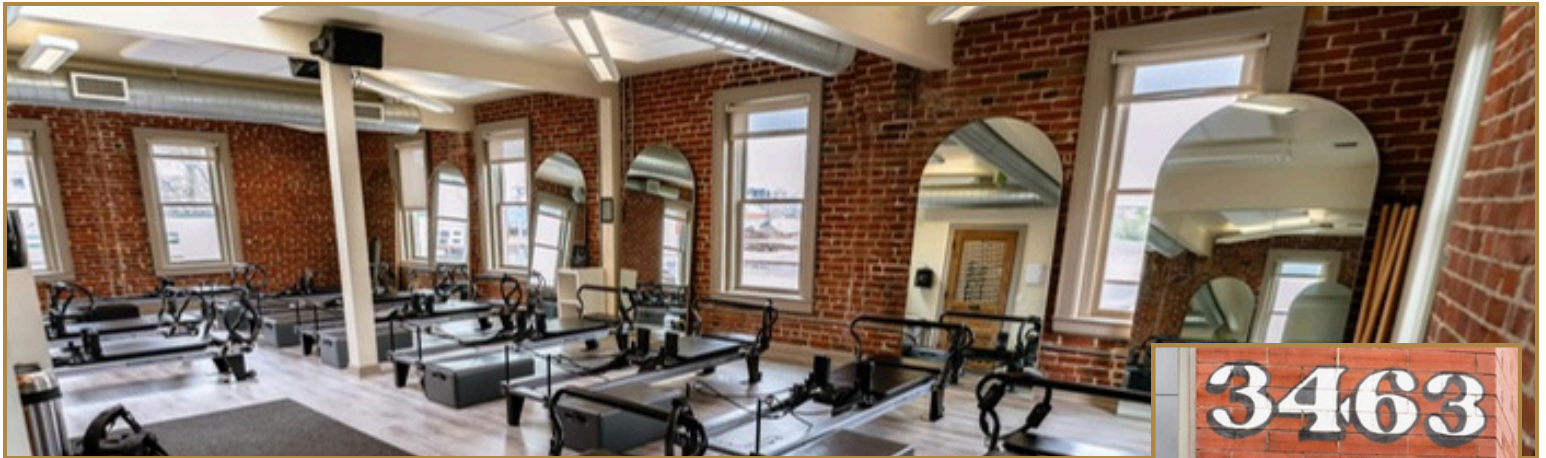
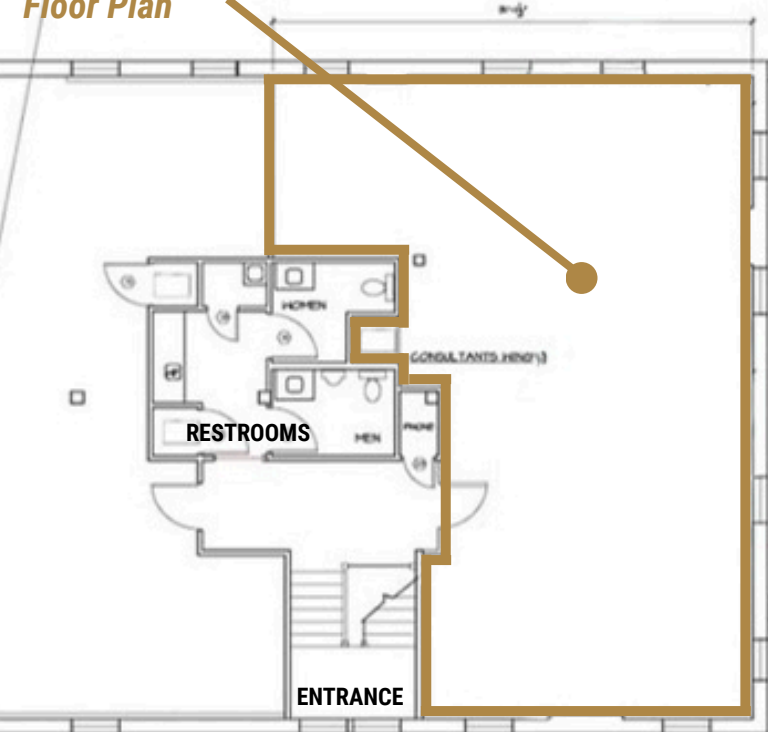
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3463 BLAKE STREET



SUITE 200 - 1,193 SF

Floor Plan



3463 BLAKE STREET DENVER, CO



ABOUT THE LOCATION

3463 Blake Street is located in the heart of RiNo, two blocks from the 38th & Blake station. Situated in Denver's premier innovation corridor, the property offers direct transit connectivity to Union Station and DIA. This location provides tenants with immediate access to the district's best breweries, galleries, and creative energy in one of the city's fastest-growing submarkets.

EDUCATION

(Bachelor's+)



2 MILE	56.4%
5 MILE	52.8%
10 MILE	44.1%

MEDIAN HH INCOME



2 MILE	\$104,151
5 MILE	\$94,820
10 MILE	\$89,550

DAYTIME POPULATION



2 MILE	185,420
5 MILE	542,110
10 MILE	1,025,640

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