

**OWNER USER
FOR SALE/FOR LEASE
\$2,129,000**

DOWNTOWN DENVER ENTIRE OFFICE FLOOR FOR SALE/LEASE

1440 BLAKE ST SUITE 200

Denver, CO 80202



AVAILABLE SF

5,760 SF



BUILDING SF

18,120 SF



ZONING

D-LD, UO-1

PROPERTY HIGHLIGHTS

- Entire Second Floor Unit For Sale
- Own Your Space Downtown Denver
- ADA Accessible, Elevator Directly to Unit
- Conference, Kitchen, Shower, and Kitchenette
- End to End Windows w/ Lots of Natural Light
- Up to (5) Private Garage Parking Spaces



PARKING

UP TO (5)



TAXES 2023

\$34,683



YEAR BUILT/RENO

1936/2006

PROPERTY DESCRIPTION

Entire second floor available for sale/lease in central downtown Denver location. Perfect for small/medium businesses wanting to own their space, and looking to avoid a typical office high rise building. Space is ADA accessible and currently has (14) offices, 1 large conference room, (2) open bullpen areas, a set of bathrooms, a kitchen and kitchenette, shower, and high 14' ceilings. There is plenty of storage, the space has its own RTU's, elevator, and water heater. The current layout could easily be altered to fit the needs of many businesses, very few walls are weight bearing. Up to (5) private parking spaces available as well with key lock entry/exit and secured garage.

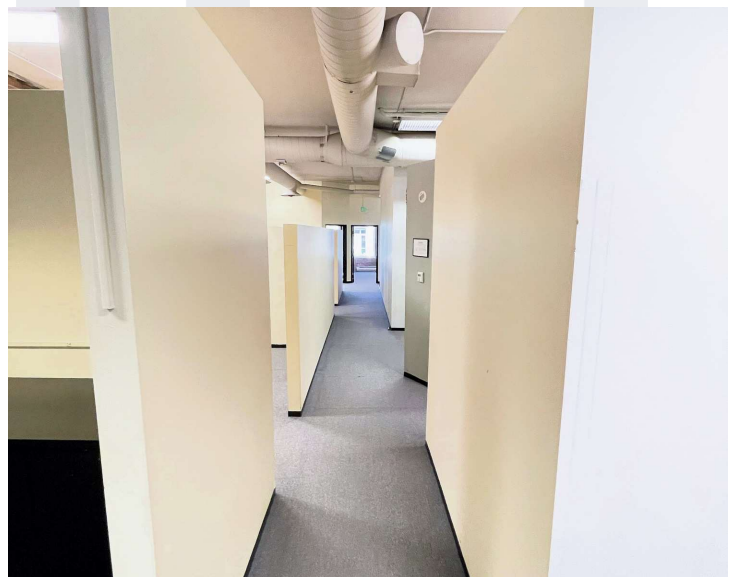
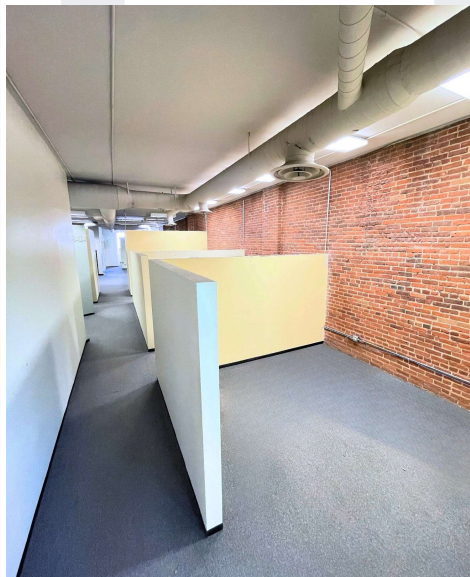
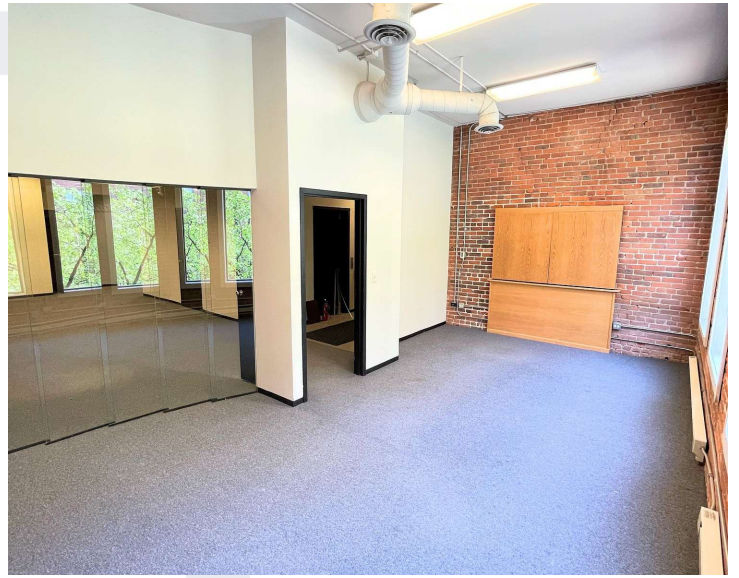
All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



**MADISON
COMMERCIAL**

PROPERTIES

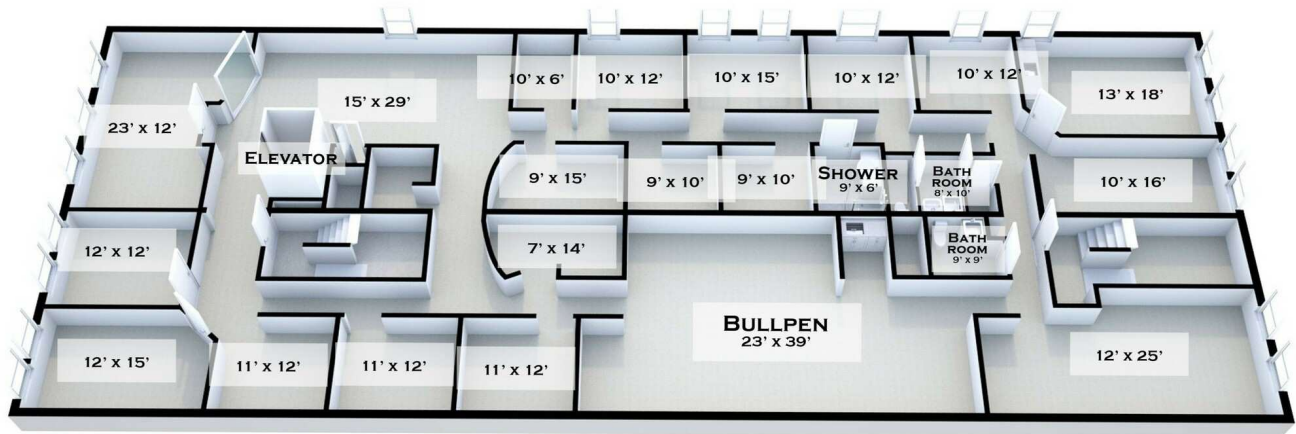
ADDITIONAL PHOTOS



RYDER FINK
720.295.7650
rfink@madisoncommercial.com



FOR LEASE



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, all measurements should be verified. Digital Homes Photography 2023.

LEASE INFORMATION

Lease Type:	NNN (\$11.22/sf)	Lease Term:	Negotiable
Total Space:	5,760 SF	Lease Rate:	\$22/sf NNN

AVAILABLE SPACES

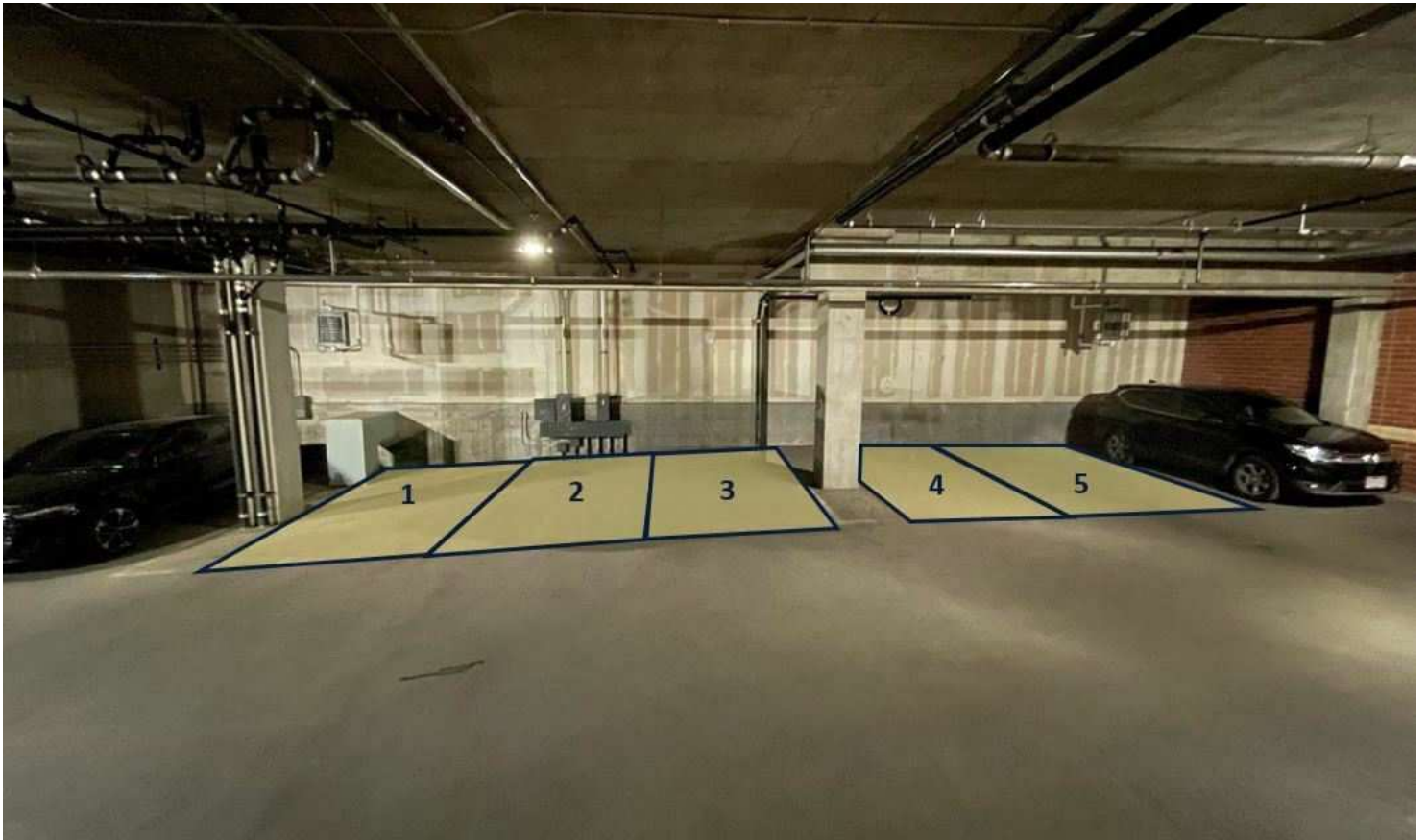
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	5,760 SF	NNN	\$22.00 SF/yr	Full second floor available for lease, great for general office use, medical, or call center.

RYDER FINK

720.295.7650
rfink@madisoncommercial.com



PARKING DESCRIPTION



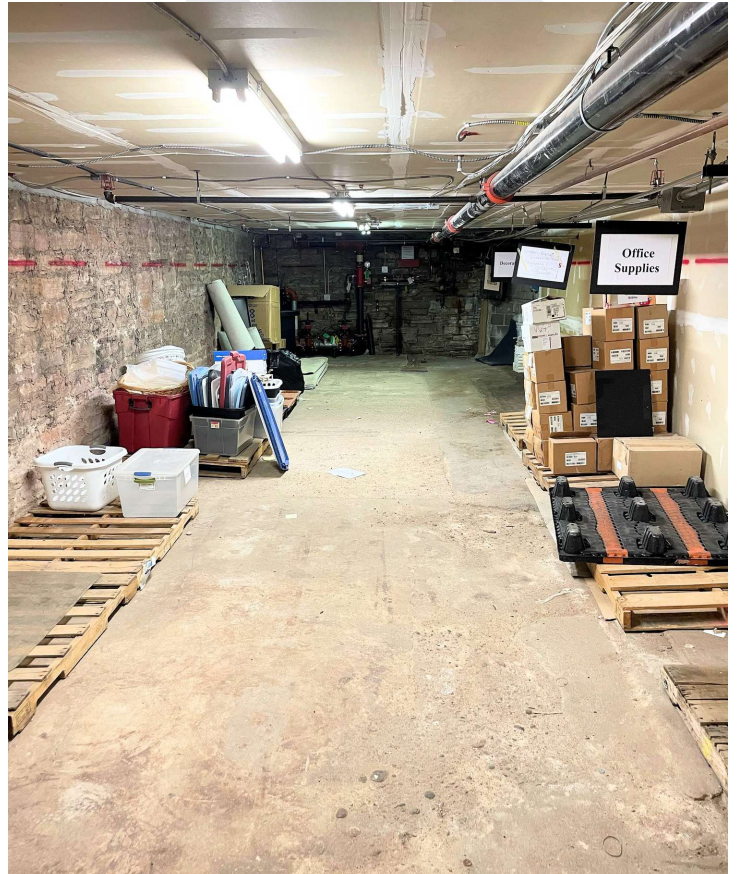
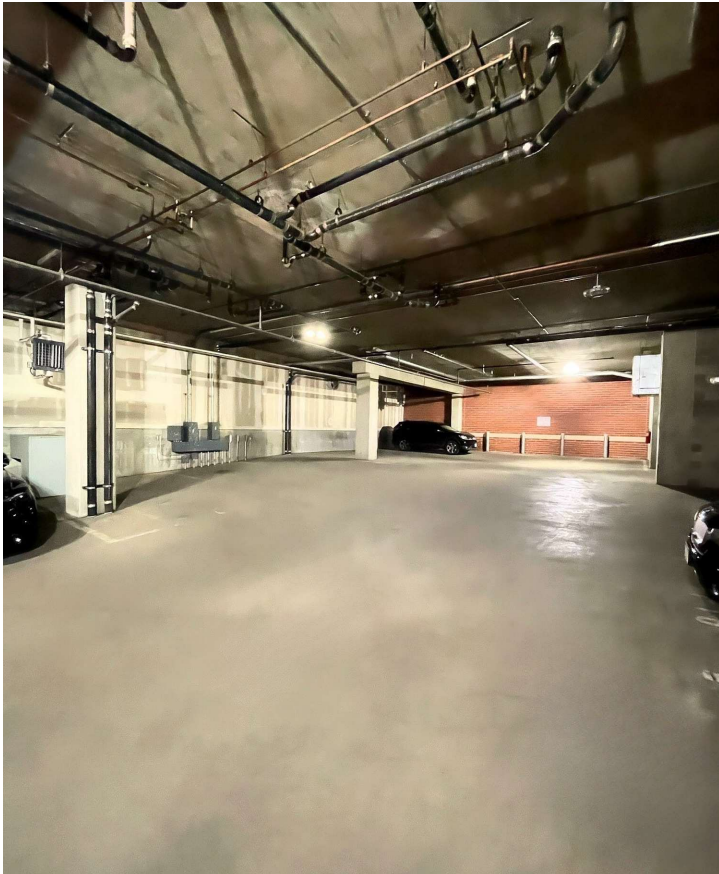
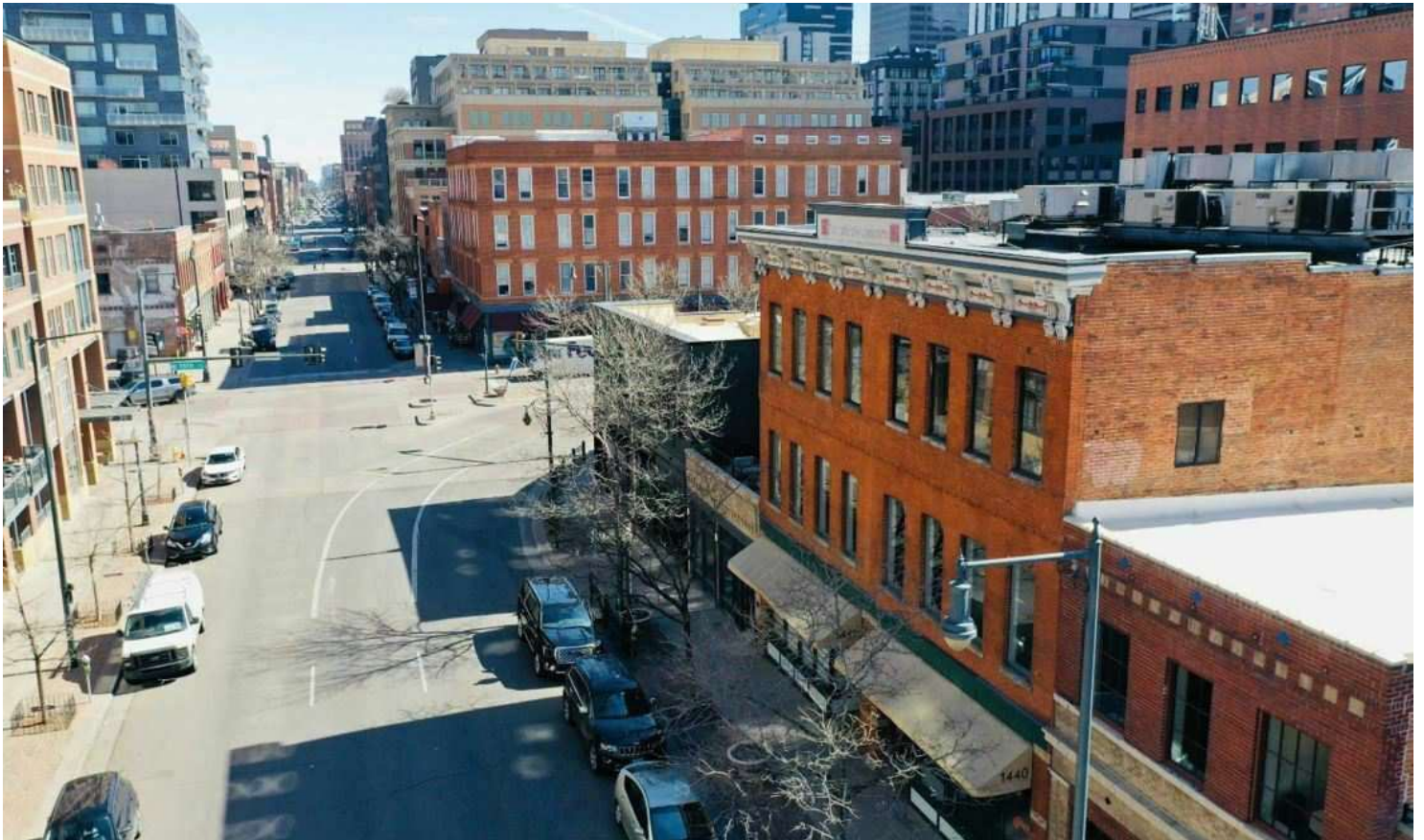
PARKING DESCRIPTION

Up to (5) private garage parking spaces for sale in addition to second floor condo unit. The parking spaces are located directly across from the unit on Blake street, on the West side in the Palace Lofts Condominiums. The spaces are separately deeded and available for individual sale. The parking garage is located below the condominiums and is accessed via alley behind the building. There is a secure garage entrance with scan entry/exit and the garage is climate controlled. The parking spaces are valued at \$115,000, but are negotiable with the purchase of Suite 200 at 1440 Blake St.

RYDER FINK

720.295.7650
rfink@madisoncommercial.com

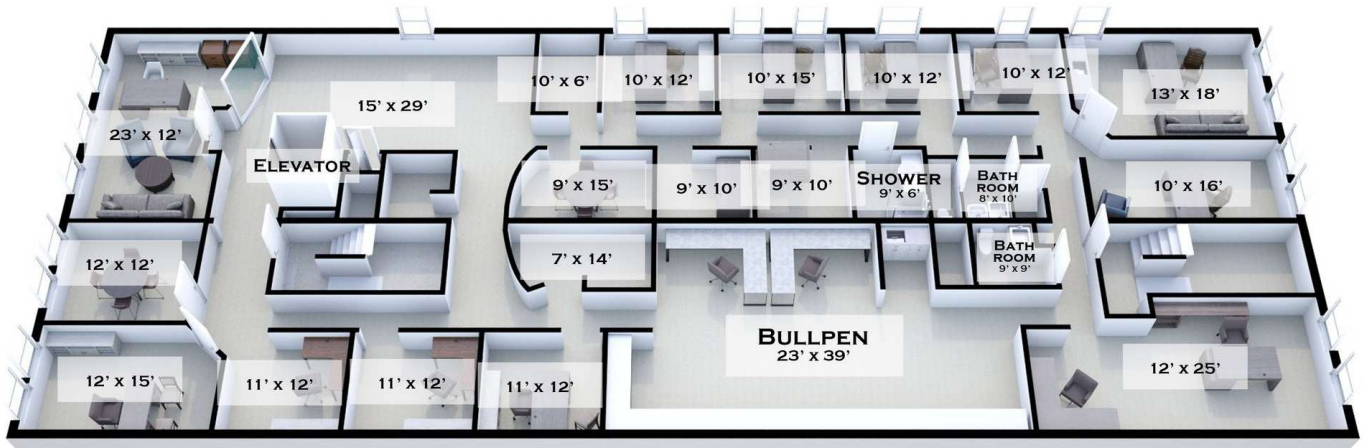
PARKING & STORAGE



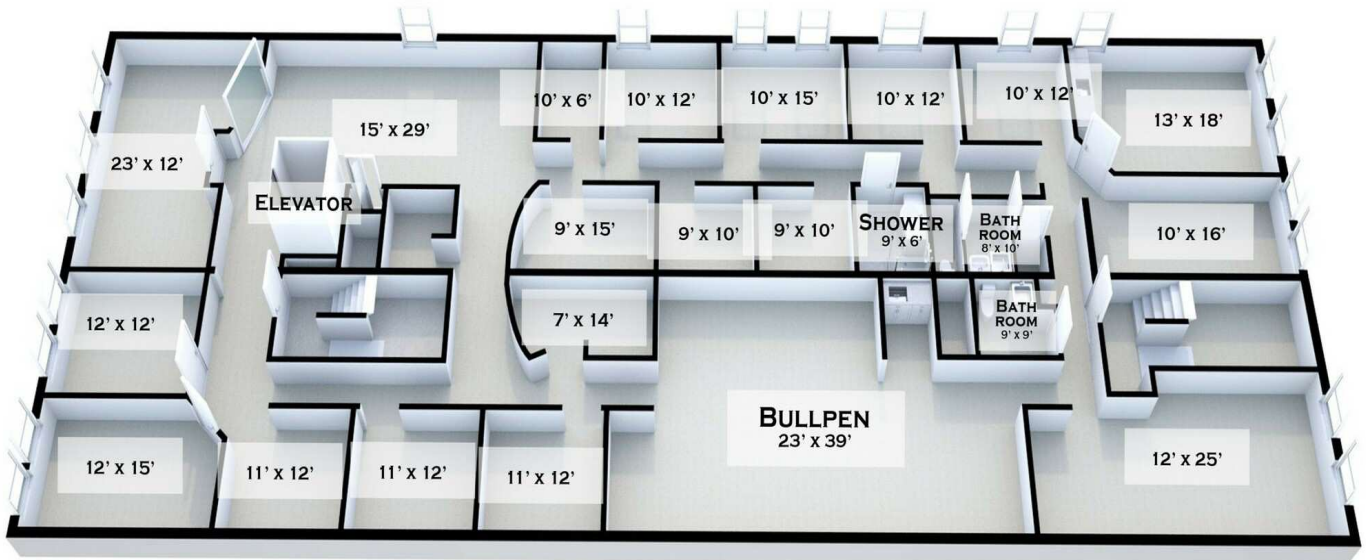
RYDER FINK
720.295.7650
rfink@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

FLOOR PLAN | FURNISHED/UNFURNISHED



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, all measurements should be verified. Digital Homes Photography 2023.



RYDER FINK

720.295.7650

rfink@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Downtown Denver Entire Office Floor For Sale/Lease
Street Address	1440 Blake St Suite 200
City, State, Zip	Denver, CO 80202
County	Denver

PROPERTY INFORMATION

Property Type	Office Building
Property Subtype	Second Story Condo Unit
Zoning	D-LD, UO-1

BUILDING INFORMATION

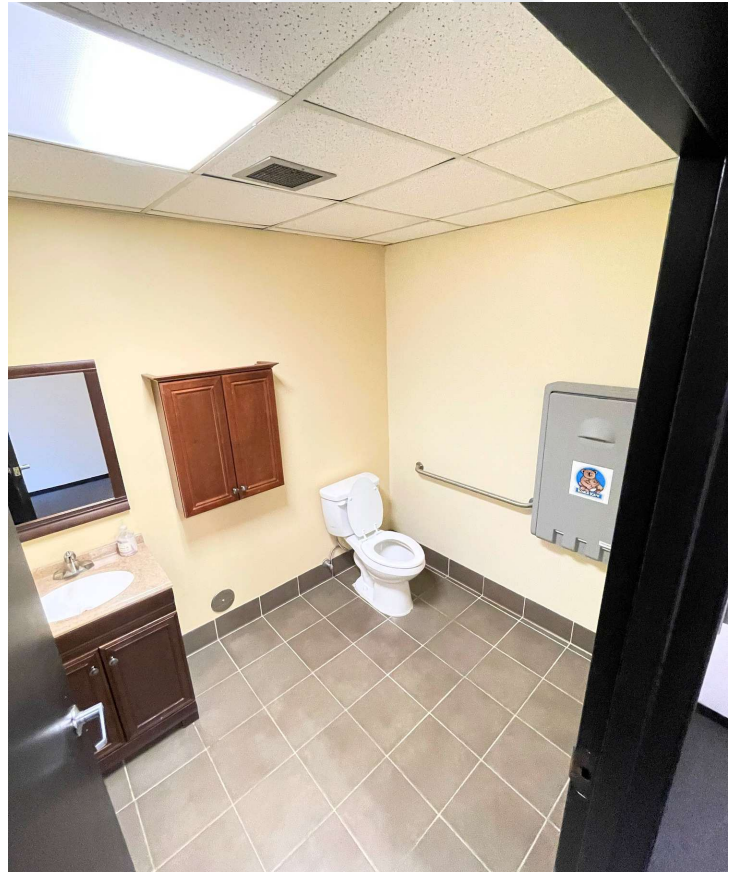
Building Size	18,120 SF
Number of Floors	3
Average Floor Size	5,700 SF
Year Built	1936
Year Last Renovated	2006
Roof Condition (age)	2012

PARKING

Parking Type	Private Garage
Number of Parking Spaces	(5) For Sale Separately

OWNER INFORMATION

OA Dues	\$2,700/month
Insurance	Covered by Dues
Common Area Maintenance	Covered by Dues
Gas	Covered by Dues
Electric	Covered by Dues
Water	Covered by Dues
Building Exterior	Covered by Dues
Internet Provider	CenturyLink
Taxes (2022)	\$39,611

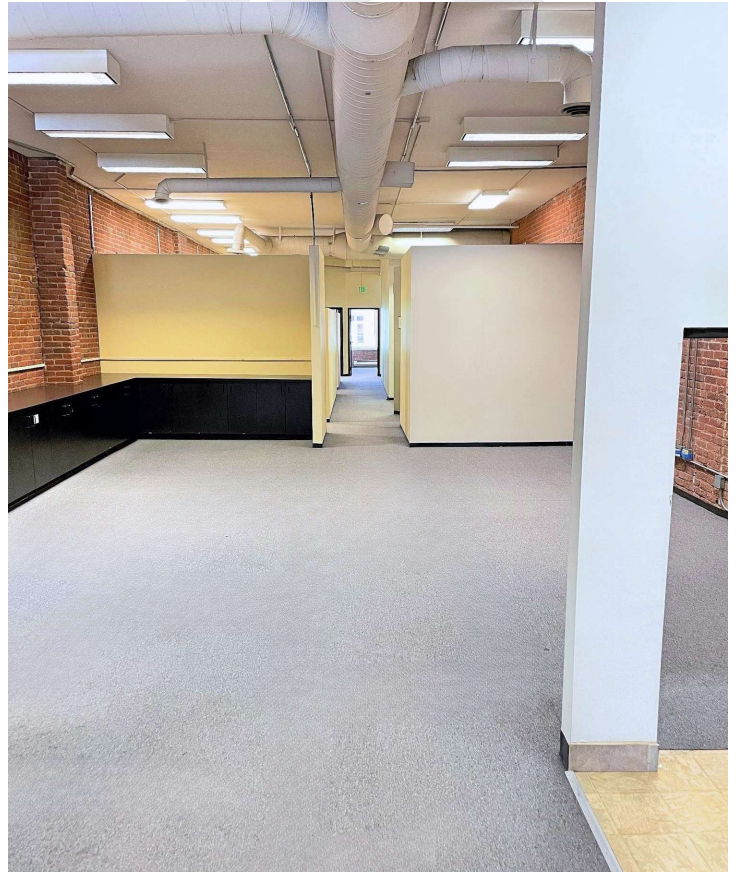
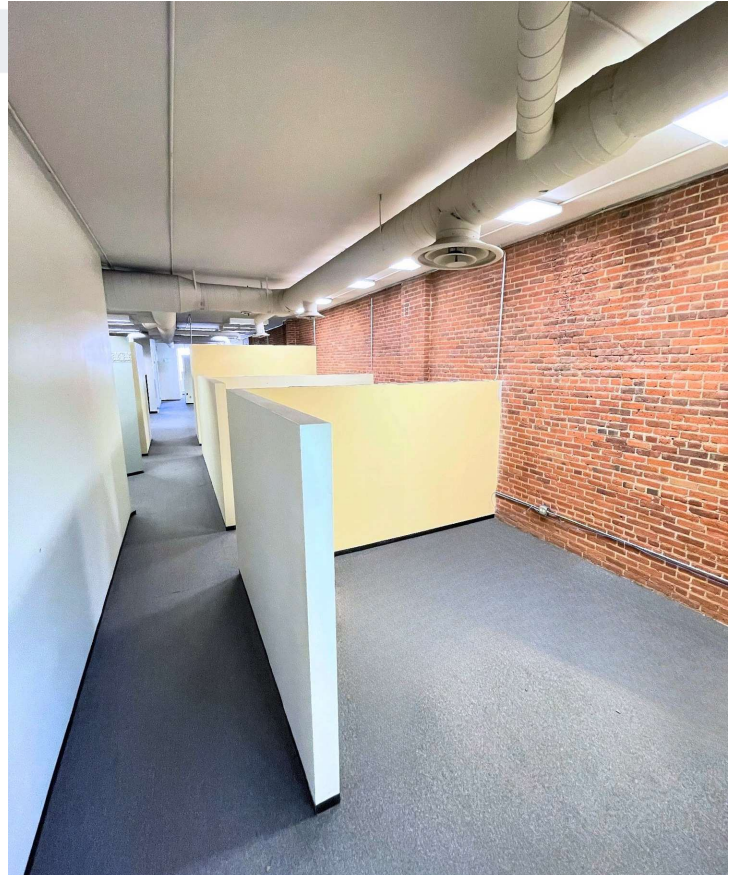


RYDER FINK

720.295.7650
rfink@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

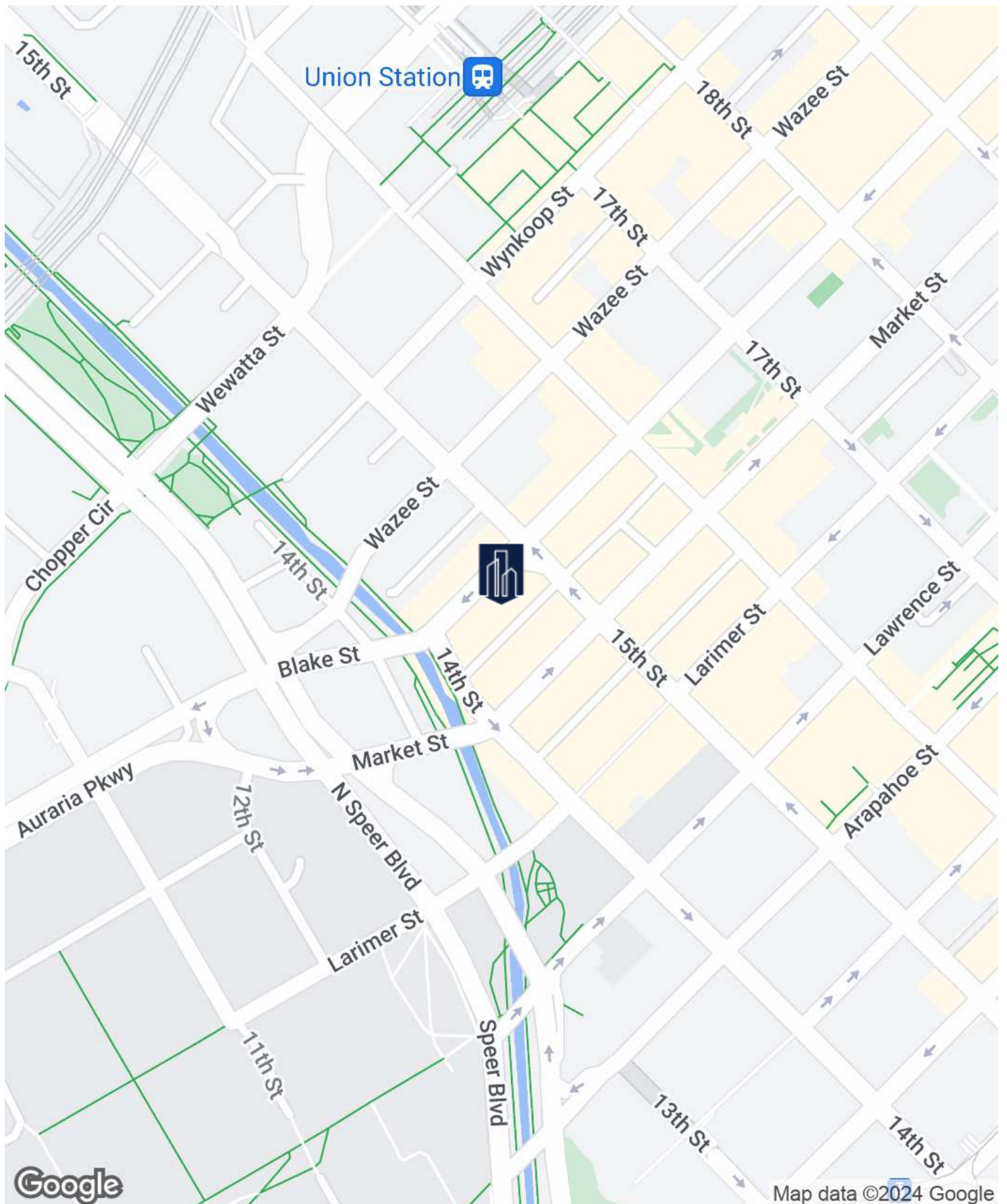
EXPOSED BRICK & DUCTS



RYDER FINK
720.295.7650
rfink@madisoncommercial.com

 **MADISON
COMMERCIAL
PROPERTIES**

LOCATION MAP



RYDER FINK

720.295.7650

rfink@madisoncommercial.com



RETAILER MAP



RYDER FINK

720.295.7650

rfink@madisoncommercial.com



DEMOGRAPHICS



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Population	2,078	8,494	28,625
Average Household Income	\$98,790	\$113,671	\$110,312
Households	1,465	6,050	18,658

TRAFFIC COUNTS	CROSS STREET	TRAFFIC	YEAR
Blake St	14th St	20,130	2022
Blake St	15th St	9,765	2022
Blake St	Speer Blvd	44,012	2022