



1,940 SF Office Condo Opportunity

REDUCED PRICE: \$970,000
SAVE 35% FROM ORIGINAL \$1,495,000 PRICE!

PROPERTY OVERVIEW

Building Size:	136,868 SF
Available SF:	1,940 SF
Lot Size:	0.79 Acres
Year Built/Renovated:	1997/2008
Zoning:	B-7/Mixed Use
Parking:	Two Covered Parking Spaces
HOA Dues:	\$14,700 (\$7.58/SF)
Taxes:	\$16,573 (\$8.54/SF)
Total Expenses:	\$31,278 (\$16.12/SF)

For more information, please contact:

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Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



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**PROPERTY DESCRIPTION**

- If you are a small business seeking to impress clients, this one-of-a-kind modern office space designed by renowned architect Michael Koch is perfect. This move-in-ready space features high-end tempered glass design elements throughout and it is fully furnished with modern Herman Miller Aeron and Knoll Reff accessories, furnishings, and workspaces.
- Street access and prominent signage visible from the intersection of 15th and Blake Streets in lower downtown Denver offer an extraordinary marketing presence for your business.
- The office is fronted by and immediately adjacent to the 16th Street Pedestrian Mall which features wide walkways, trees, benches, and flower pots, and creates a serene and enticing environment for your employees and customers entering the office.
- The three large offices and three open workspaces are perfect for a small business, or a larger firm with remote workers but a need for client-welcoming physical location.
- If you are a technology company seeking space for your servers and related equipment, look no further. This room was built with additional security mesh in the walls and its own dedicated ventilation and air conditioning system for independent cooling. A fourth large office can be added by converting the current data center space.
- The space is heated and cooled by three energy efficient York heat pumps, all of which are brand-new as of late 2022.
- The unit is wired for tech with abundant Cat6 cabling throughout.
- The unit features two side-by-side parking spaces and two side-by-side storage spaces in the attached covered garage.
- While there is a dedicated, street-facing entrance for the unit, the building's main lobby, located right next door is also an option for receiving clients. It is manned 24x7 by a security officer who also handles package receiving and notification.
- The unit is zoned for live/work and it is technically parceled as two distinct spaces (units 1A and 1B) combined into one, giving any future owner a great deal of flexibility on how to manage the space into the future.
- A kitchen and a spacious work room/storage room are also featured amenities. The large work room had previously been used for printers and storage but could easily be converted to additional workspaces.
- Building signage available

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PRICE REDUCED

1499 BLAKE STREET, UNITS 1A & 1B
DENVER, CO 80202



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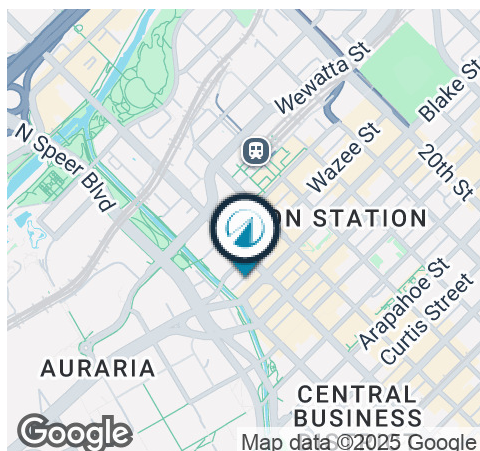
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AREA DEMOGRAPHICS:



Population

1 Mile	28,054
3 Mile	221,661
5 Mile	462,378



Households

1 Mile	18,215
3 Mile	113,714
5 Mile	211,987



Average HH Income

1 Mile	\$111,529
3 Mile	\$97,583
5 Mile	\$98,582

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