

## 3501 BLAKE STREET, DENVER, CO 80205



### ABOUT THE PROPERTY

3501 Blake Street offers premier Class A office space in the center of Denver's thriving RiNo district. This modern, industrial-inspired building spans 41,579 SF over three levels and was completed in 2020. Available office space is located on the second and third floors, totaling over 20,000 SF with flexible layouts designed to support today's creative and collaborative workstyles.

The property sits in a prime RiNo location adjacent to the 35th Street Pedestrian Bridge and just steps from the 38th & Blake Station, providing excellent transit access. Within walking distance to popular restaurants, breweries, shops, entertainment, and fitness options, the building places tenants in the middle of one of Denver's most active neighborhoods.

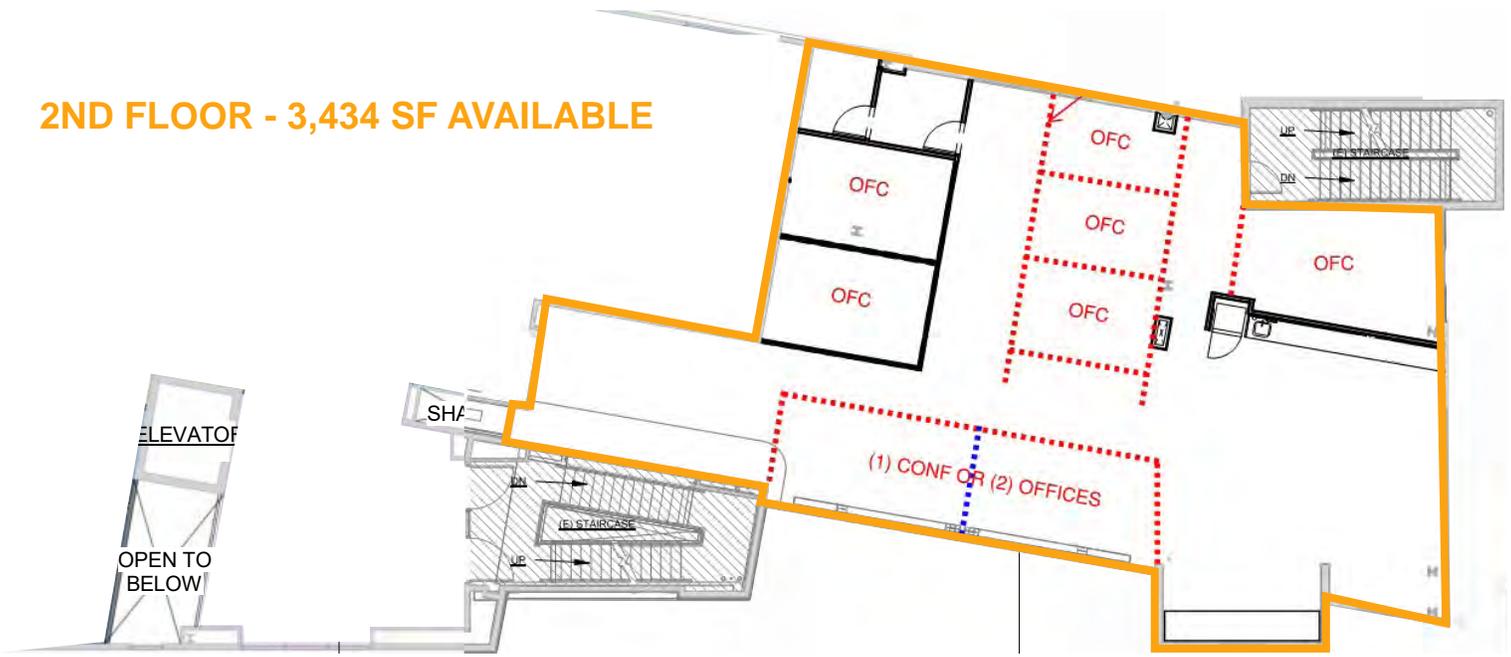
Additional highlights include over 5,000 square feet of ground-floor retail and a rooftop terrace offering impressive views of downtown Denver and the Front Range. With its modern design, unbeatable location, and vibrant surroundings, 3501 Blake Street is an outstanding opportunity for businesses seeking a standout presence in RiNo.

### CONTACT

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**LEASE RATE: \$32.00/SF NNN**

## 2ND FLOOR - 3,434 SF AVAILABLE

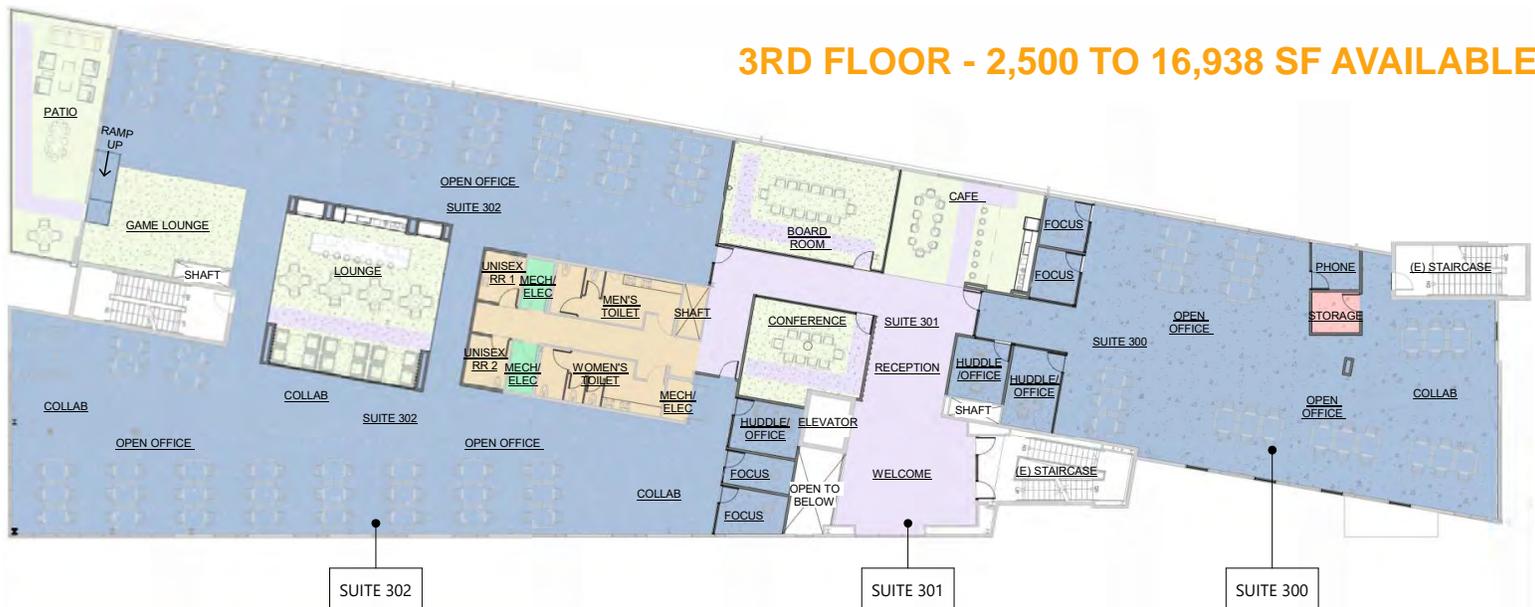


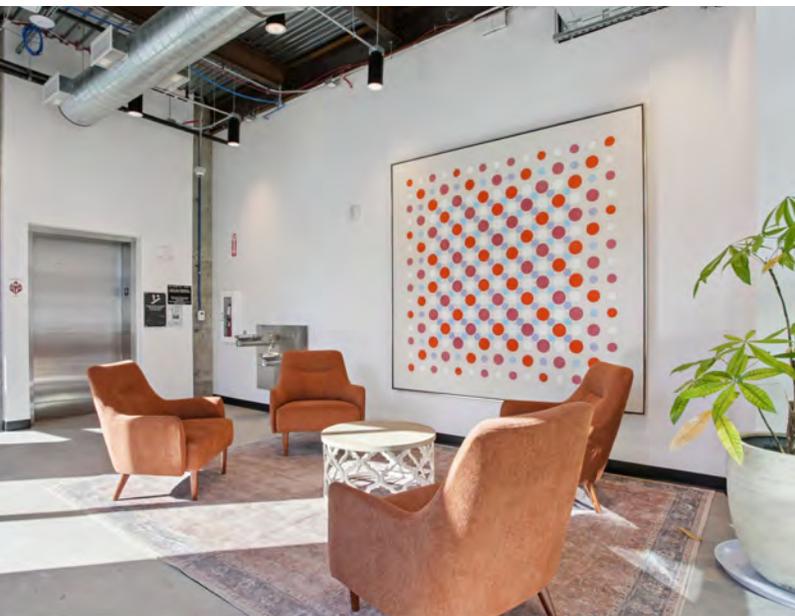
## PROPERTY HIGHLIGHTS

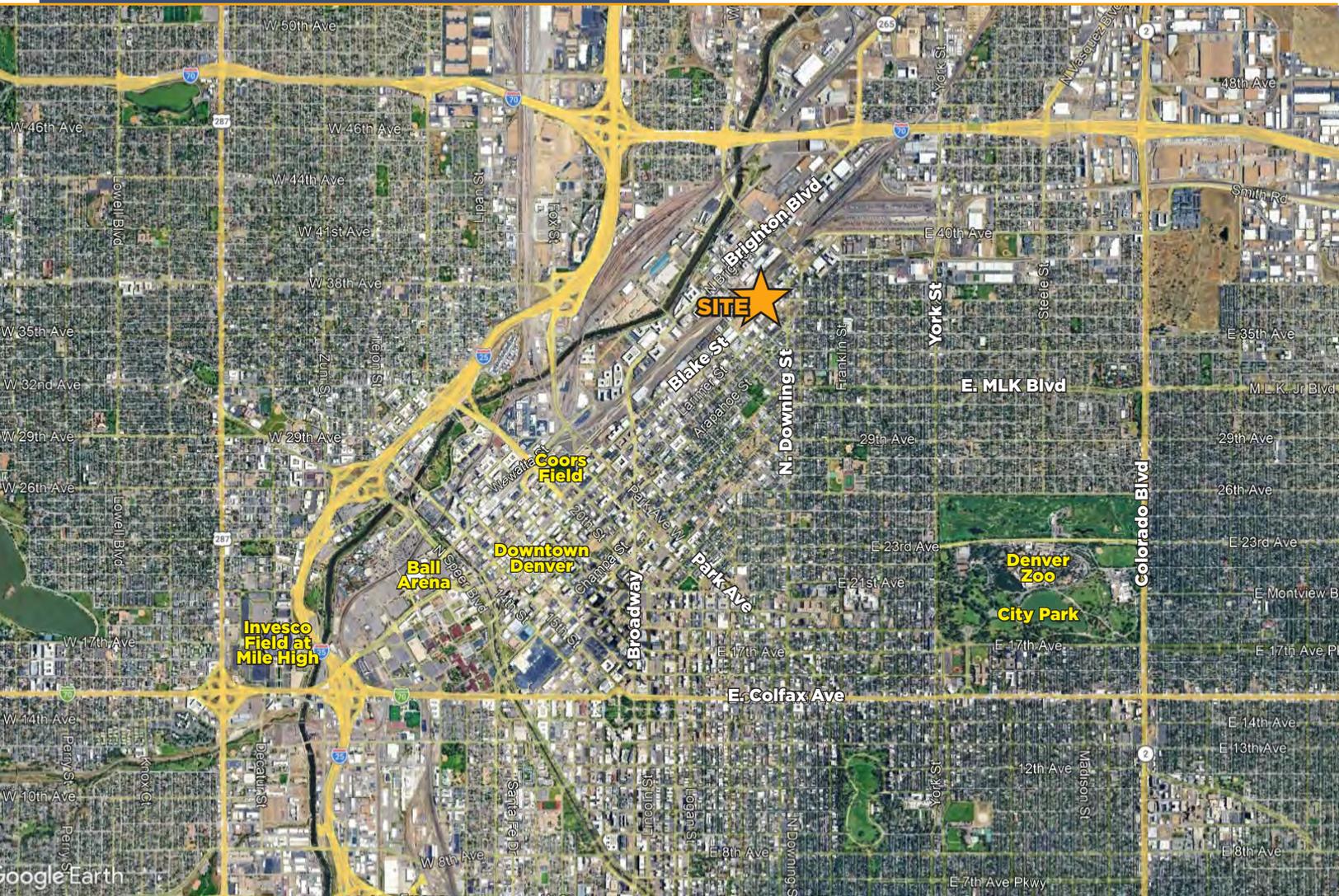
- Attractive tenant improvement allowance for qualified tenants
- Ground-level retail to complement building amenities
- Spacious rooftop terrace with Downtown Denver and Mountain views
- Covered parking
- Walkers Paradise (96 walk score)



## 3RD FLOOR - 2,500 TO 16,938 SF AVAILABLE







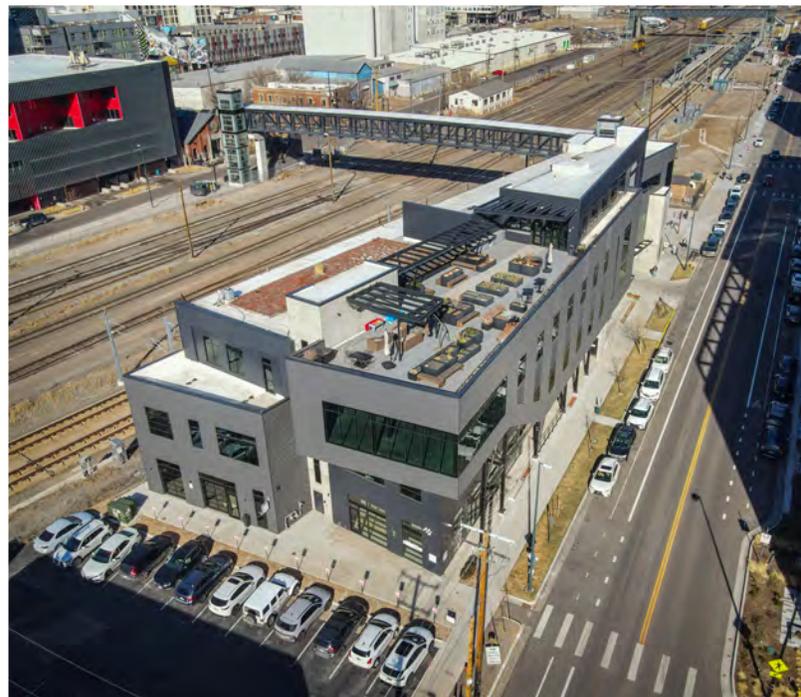
## LOCATION HIGHLIGHTS

- Adjacent to 35th and Blake Street pedestrian bridge
- Short walk to 38th and Blake Street ligh trail station
- Located in the heart of Denver's RiNo neighborhood
- Walking distance to gyms, restaurants, coffee shops, and all that RiNo has to offer

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