

FULLY RESTORED HISTORIC LODO BUILDING FOR SALE OR LEASE

1810 Blake St., Denver, CO 80202



PROPERTY HIGHLIGHTS

GREAT VALUE ADD OR OWNER/USER OPPORTUNITY

FIRST FLOOR AVAILABLE IMMEDIATELY (3,125 RSF)

Total building rentable square footage: 9,375 - **each floor is 3,125 RSF.**

Lower level and first level serviced by freight elevator.

Restored and preserved historic structure with exposed brick, hardwood floors and high ceilings.

Solar panels, energy efficient white roof and significant interior and exterior renovations.

Zoning B-7 and Historic Business District, which allows for general retail, offices, bars, and restaurants.

Across the street from the Dairy Block including Milk Market and Maven Hotel.

Convenient access to light rail, Union Station, 16th Street Mall, Coors Field, McGregor Square, Ball Arena, Denver Center for the Performing Arts, Colorado Convention Center, restaurants, shops, and other LoDo attractions.

Street level signage available.

Contact broker for sales price and lease rate.

DOUG ANTONOFF

Antonoff & Co.

CO #ER.000970565

303.454.5417

doug@antonoff.com

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	46,796	232,699	460,731
2029 Population Projection	48,459	237,504	466,799
2024 Households	28,638	123,195	217,965
2029 Household Projection	29,689	125,777	221,013
Average Household Income	\$119,206	\$113,151	\$112,122
Businesses	7,833	23,278	39,915
Employees	106,542	235,820	379,278

*Demographics provided by CoStar

Walker's Paradise Walk Score - 95	Walking distance to restaurants, groceries, events
Rider's Paradise - Transit Score - 98	Access to public transit lines
Biker's Paradise - Bike Score - 92	Access to bike lanes, trails
**Walkers Paradise/Rider's Paradise/Biker's Paradise scores provided by Walk Score	

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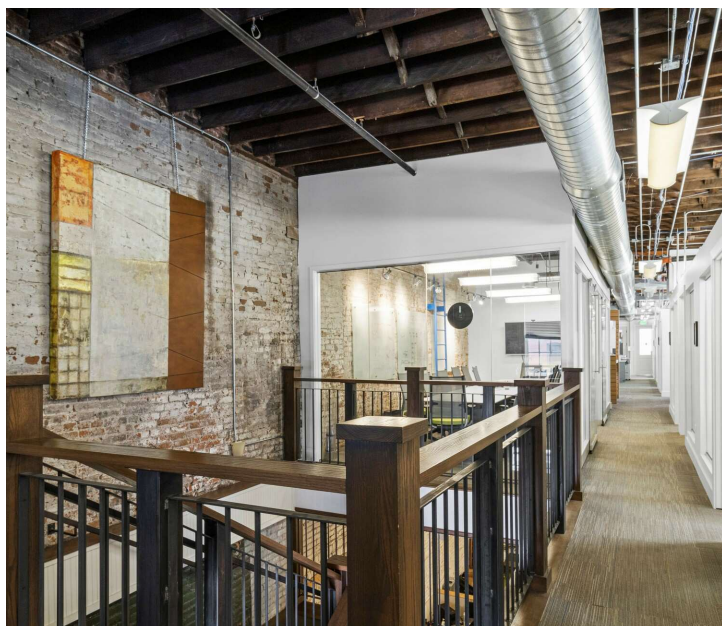
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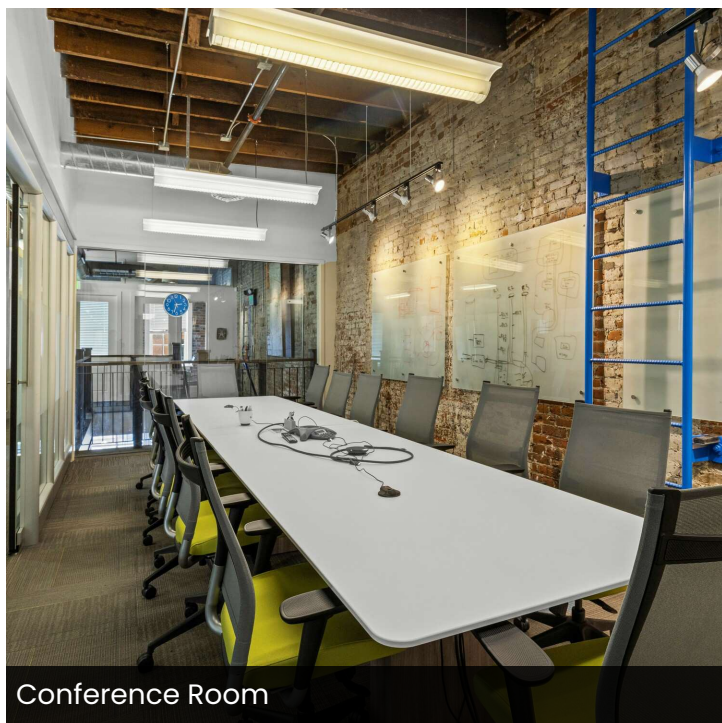
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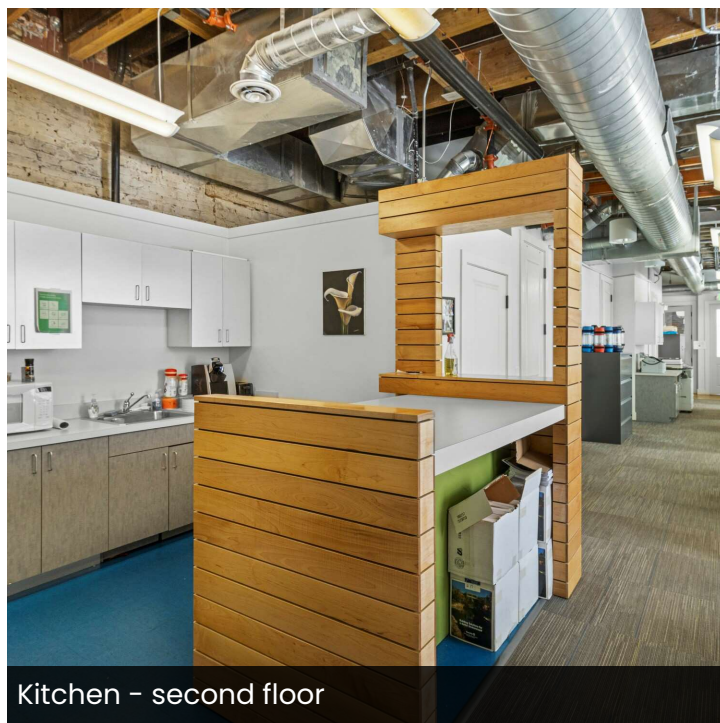
Second floor hallway looking towards rear of building



Second floor hallway looking towards front of building



Conference Room



Kitchen - second floor

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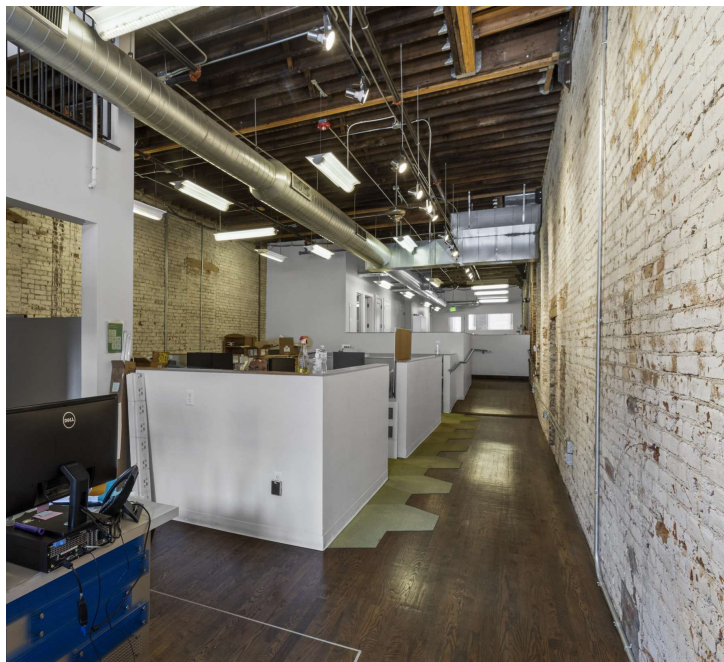
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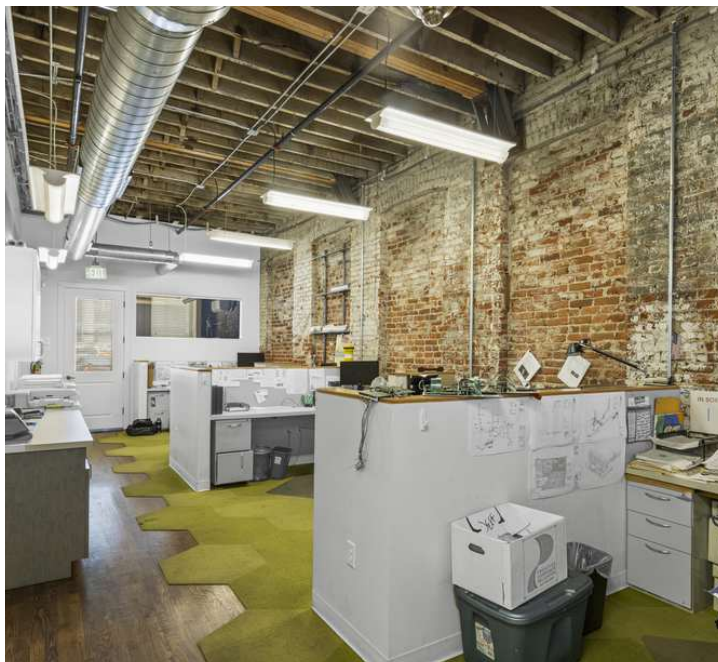
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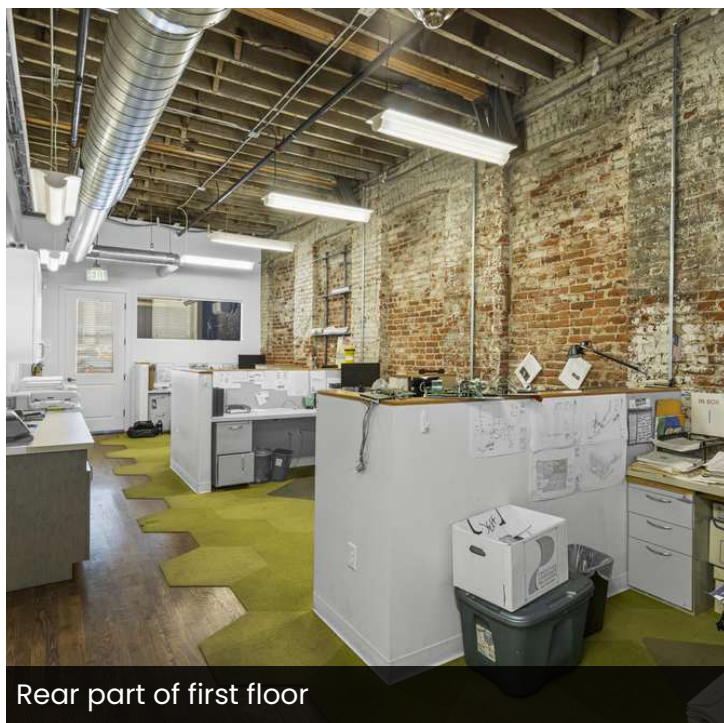
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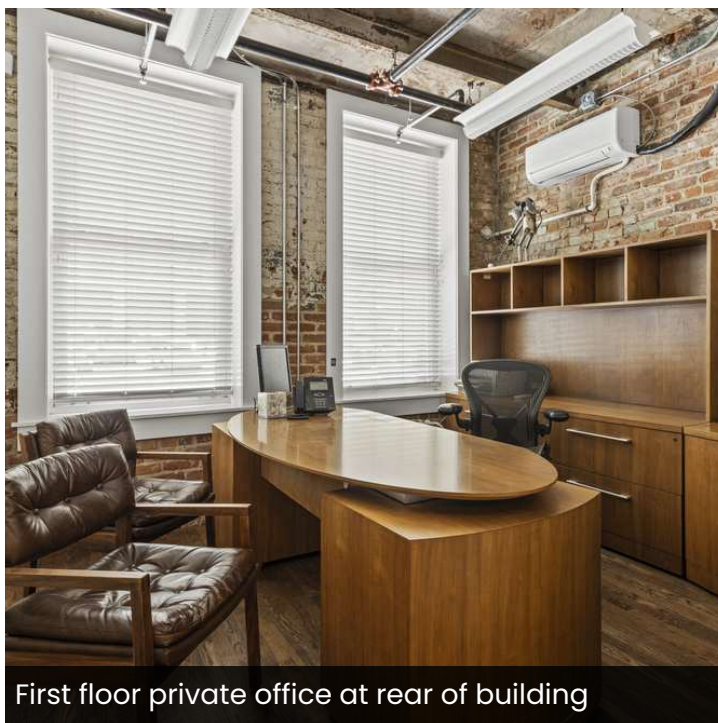
First floor - looking from front of building to back



First floor - looking from rear of building to front



Rear part of first floor



First floor private office at rear of building

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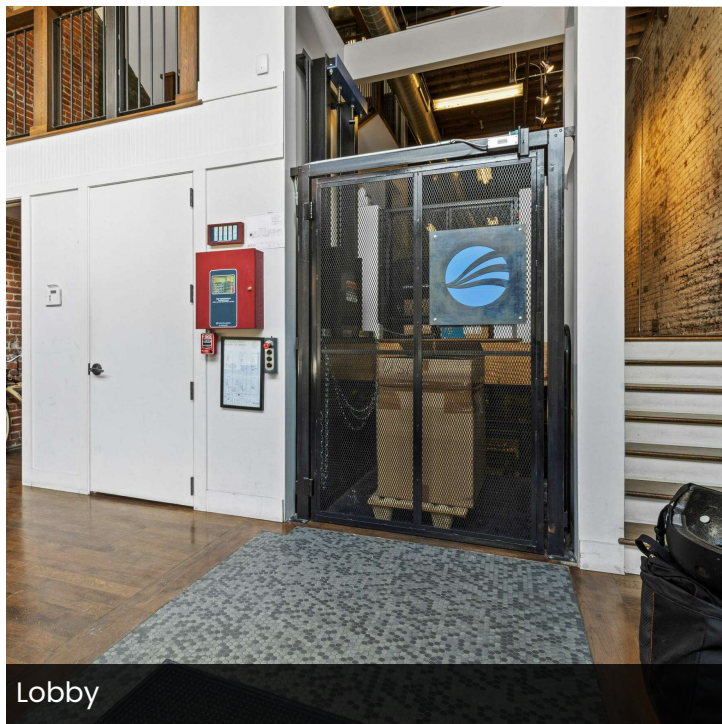
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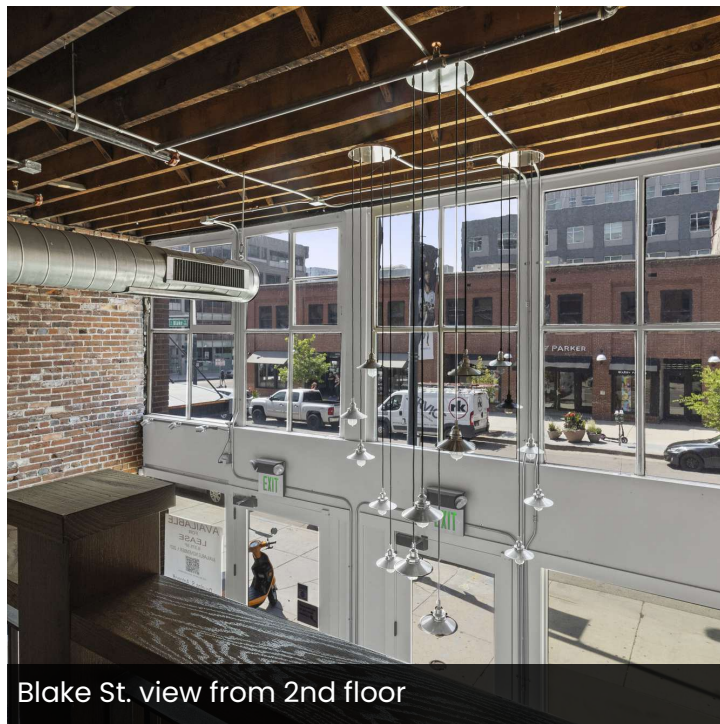
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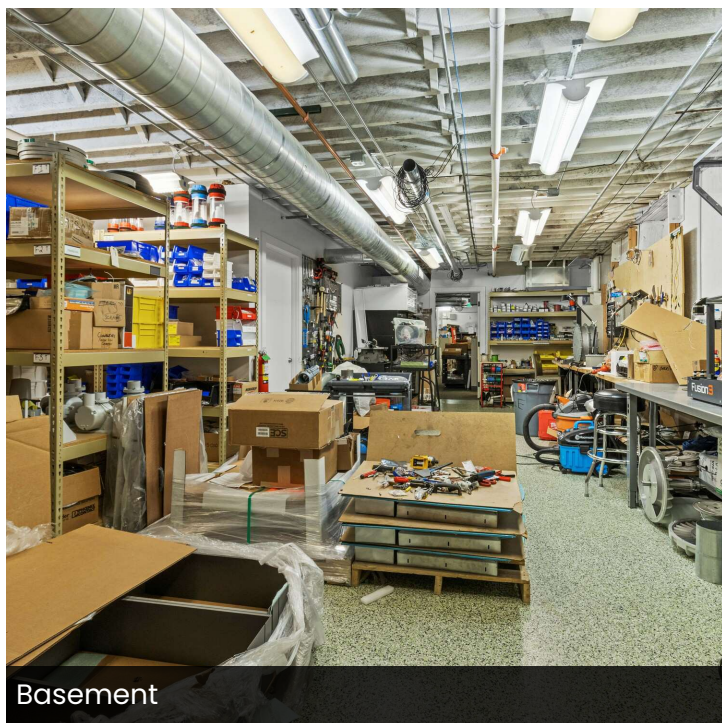
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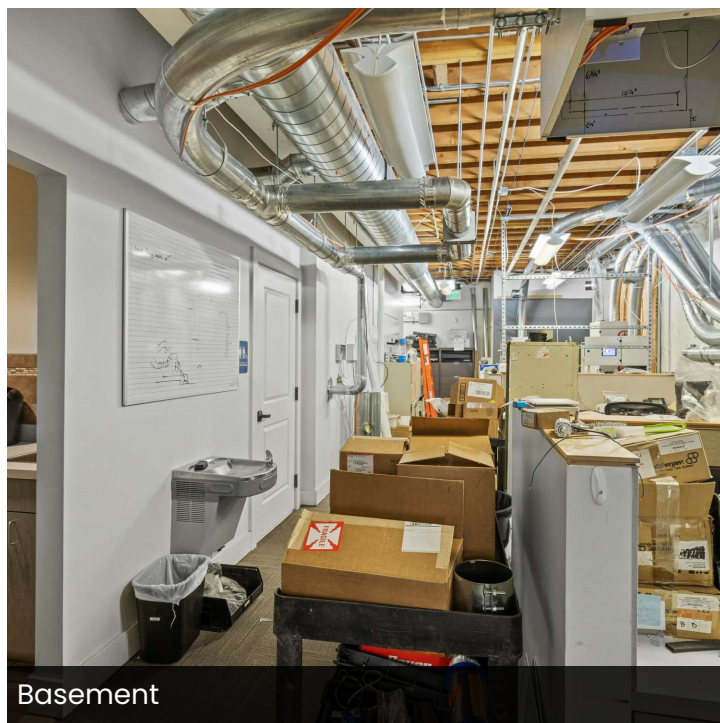
Lobby



Blake St. view from 2nd floor



Basement



Basement

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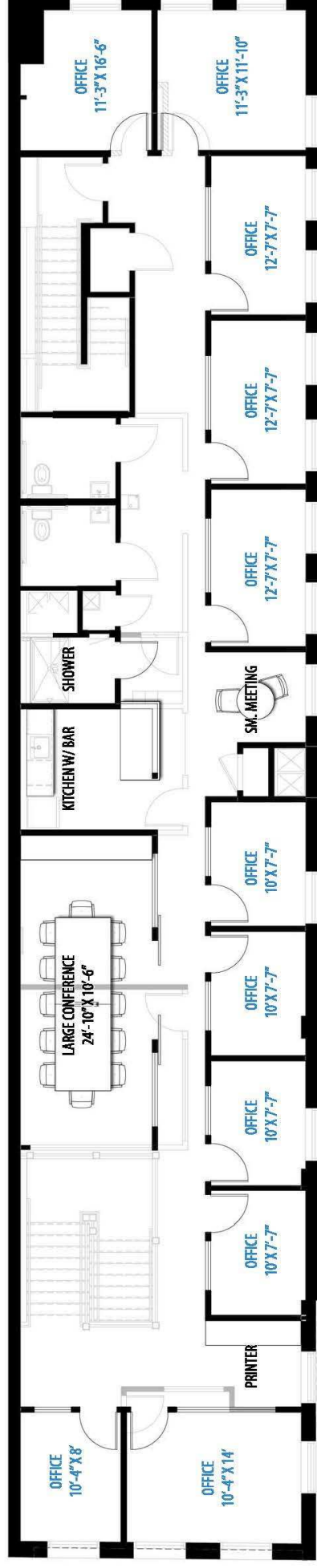
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SPACE PLAN



LEVEL 2
1/8" = 1'-0"



LEVEL 1
1/8" = 1'-0"

