

# GATEWAY TO RINO



OFFICE  
FOR LEASE



2601 BLAKE STREET | DENVER, CO



# FOR LEASE

2601 Blake Street  
Denver, Colorado 80205

## Historic Office Property in RiNo Neighborhood

### Lease Rate: Contact Broker

#### Property Features:

- Blocks from Coors Field, shopping and restaurant amenities in LoDo/RiNo
- Easy access from I-25 and I-70
- Best parking in RiNo
- Common break room, workout facility and showers on-site
- Excellent views of Denver skyline and the mountains from the upper floors
- New rooftop patio now available - fantastic panoramic views
- Common conference room equipped with WiFi & remote video conferencing
- Covered and surface parking available
- Modern design with historic details including exposed brick, ceilings & duct work

#### Availability:

Suite 301	7,280 RSF	Available February 1, 2023
Suite 300	4,774 RSF	Available August 1, 2022
Suite LL20	1,990 RSF	Available Now
Suite 100	1,846 RSF	Available Now

#### Parking:

Ratio of 2.0/1,000 SF at \$150.00/month/space.  
Additional off-site garage and on-street parking available

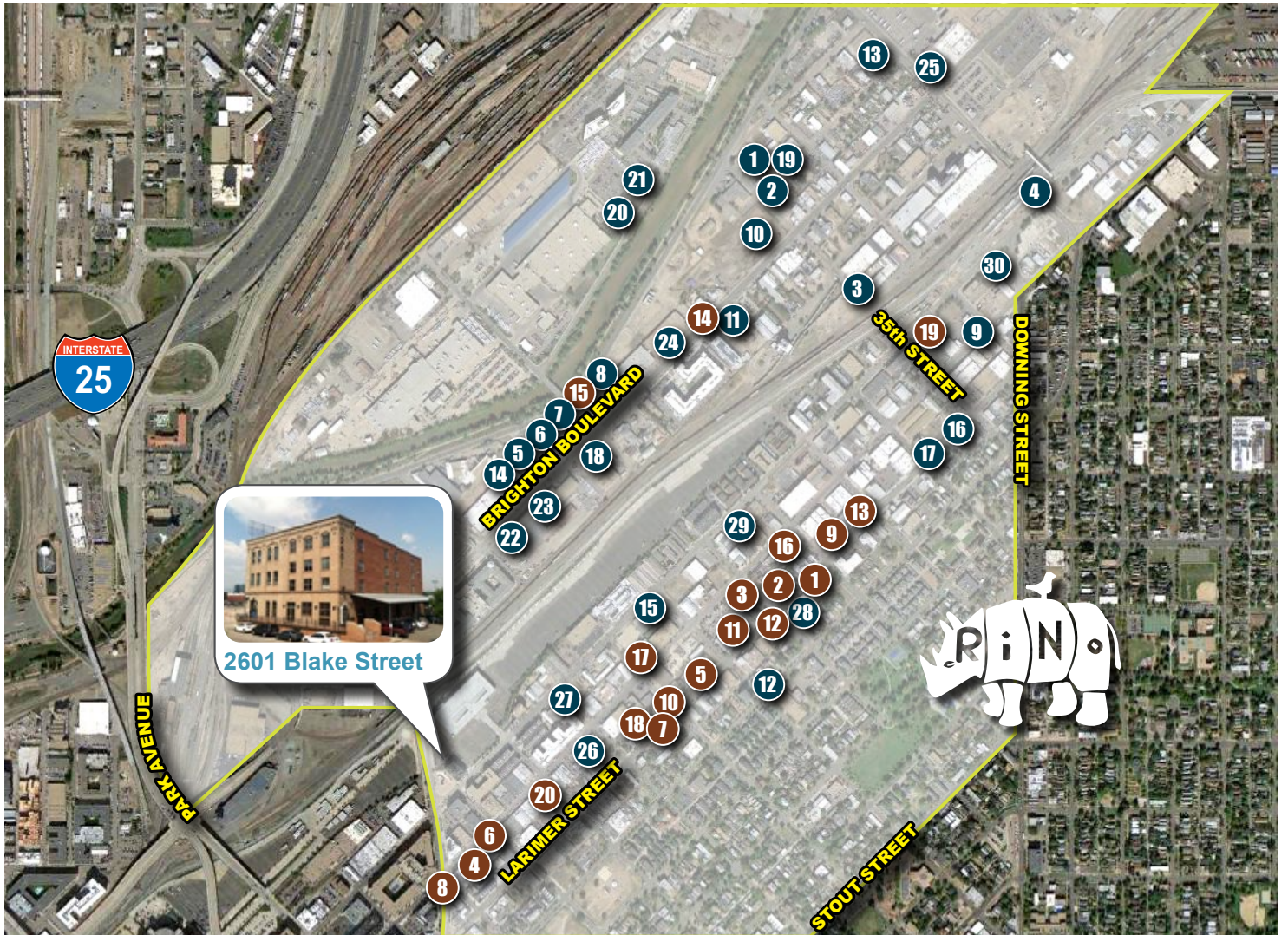
#### Property Overview

Property Type:	Office
RBA:	42,813 SF
Year Built:	1917 / 1929
Year Renovated:	2009 / 2020
Floors:	4
Parking:	2.0/1,000 SF



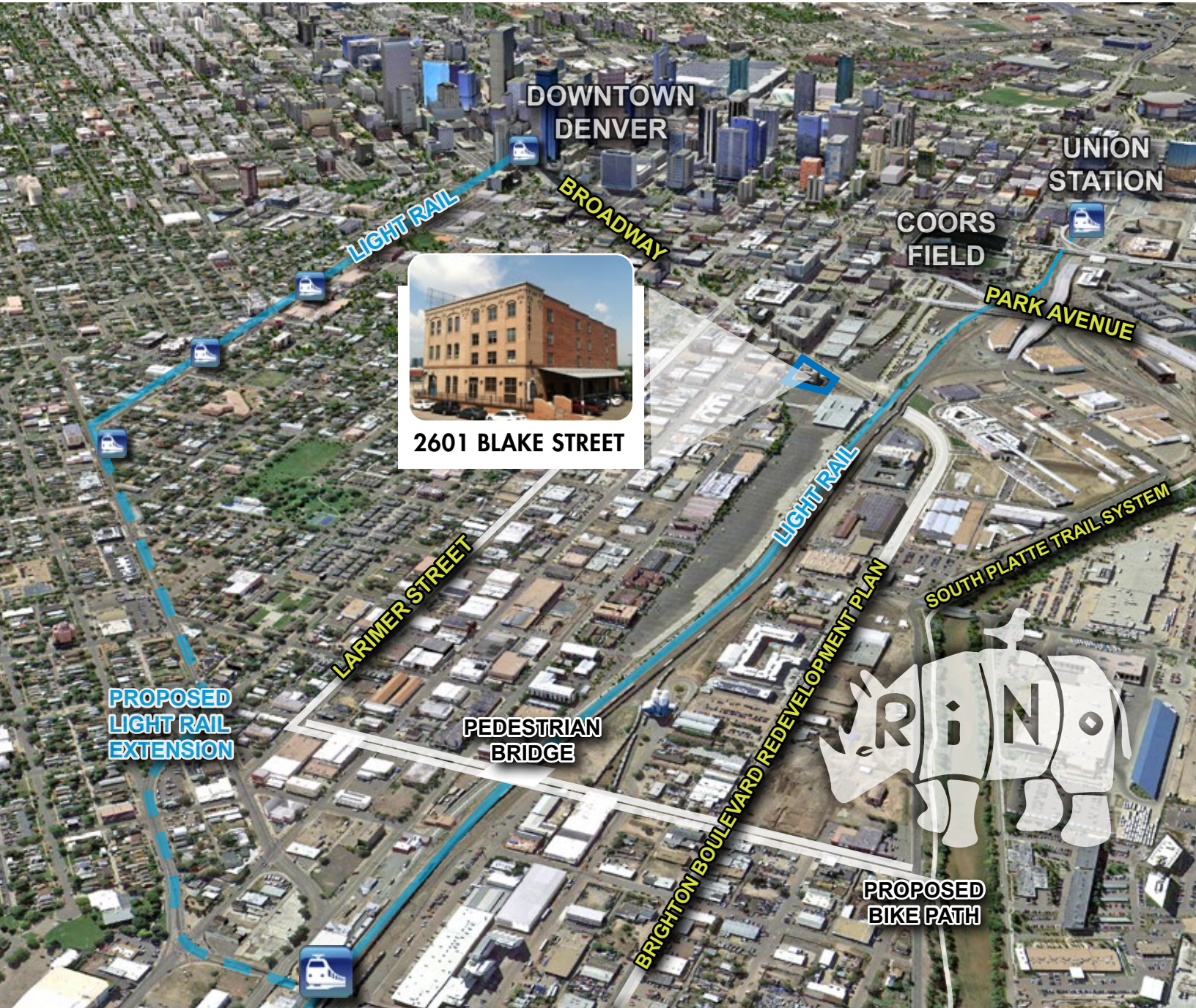
# RiNo Developments:

- |  |   |                                |
|--|---|--------------------------------|
| <b>1</b> RiNo Park                       | <b>11</b> The Source Hotel & Market Hall    | <b>21</b> Freight Residences   |
| <b>2</b> Catalyst Health Tech Innovation | <b>12</b> Enterprise Denver                 | <b>22</b> Marq at RiNo         |
| <b>3</b> Gauge                           | <b>13</b> Blue Moon Brewery & Ent. District | <b>23</b> City Gate Apartments |
| <b>4</b> Stride                          | <b>14</b> Modera River North                | <b>24</b> Block 32             |
| <b>5</b> Industry Apartments             | <b>15</b> Modera River North Arts           | <b>25</b> Natural Grocers      |
| <b>6</b> Koelbel Urban Homes             | <b>16</b> Link 35                           | <b>26</b> Hartley Flats        |
| <b>7</b> Lynd Development                | <b>17</b> Larimer Row                       | <b>27</b> Blake 27             |
| <b>8</b> Alliance Development            | <b>18</b> Broadstone RiNo                   | <b>28</b> Yota Yard Townhomes  |
| <b>9</b> Hub                             | <b>19</b> Mockery Brewing                   | <b>29</b> Factory Flats        |
| <b>10</b> Great Divide Brewery           | <b>20</b> Drive 2                           | <b>30</b> World Trade Center   |



# RiNo Merchants:

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| <b>1</b> Infinite Monkey Theorem Winery | <b>8</b> Los Chingones              | <b>15</b> Industry          |
| <b>2</b> The Populist                   | <b>9</b> Scape Treader              | <b>16</b> The Walnut Room   |
| <b>3</b> Hutch & Spoon                  | <b>10</b> Movement Strategy         | <b>17</b> Mile High Winery  |
| <b>4</b> Cart-Driver                    | <b>11</b> Oz Architecture           | <b>18</b> Nocturne          |
| <b>5</b> Finn's Manor                   | <b>12</b> B Public Relations        | <b>19</b> Exdo Center Block |
| <b>6</b> Work & Class                   | <b>13</b> Integrative Health Denver | <b>20</b> Matchbox          |
| <b>7</b> Crema Coffee House             | <b>14</b> The Source                |                             |



For more information,  
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