



FOR SALE

1981 & 1939 BLAKE STREET
DENVER, CO 80202





SALE PRICE
\$17,900,000



PRICE/SF
\$245.58



LOT SIZE
20,231 LSF (~0.46 AC)



ZONING
D-LD, UO-1



PARKING
84 spaces in
subterranean garage and
street level parking



BUILDING SF
• Total: 72,890 RSF



YEAR BUILT

- 1981 Blake Street: 1983 with major renovation in 2015
- 1939 Blake Street: 1900 with major renovation in 2015



PARCEL SCHEDULE NUMBER
0227913021000 (one tax parcel for both addresses)



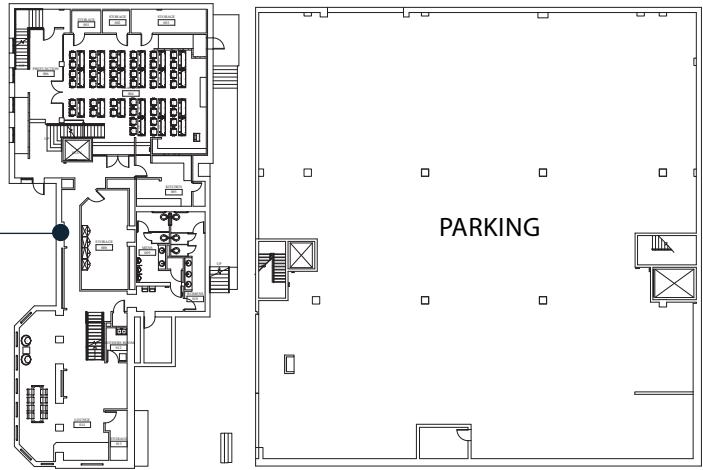
PROPERTY HIGHLIGHTS



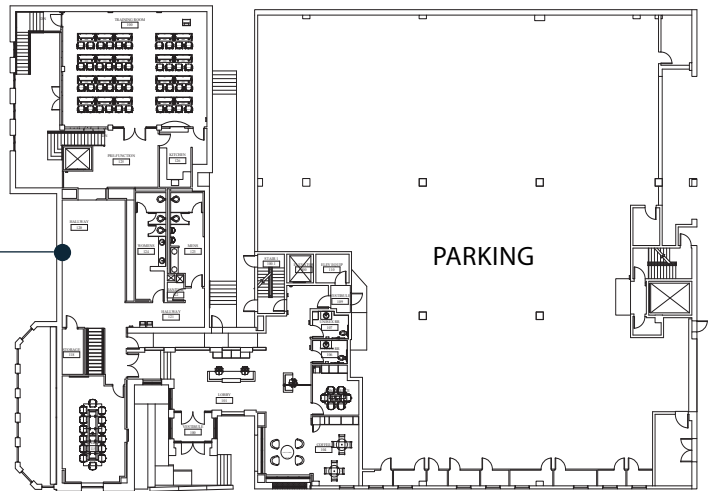
- Great LoDo location directly across 20th street from Coors Field
- Corporate identity/large building signage
- Can be sold furnished/"Turn-Key" solution for a variety of corporate users
- Efficient floorplates with an ideal mix of private offices and open spaces
- Private/secured parking garage
- Full gym
- Bike Storage
- Updated mechanical systems
- Easy access to I-25, both north and south bound

FLOOR PLANS

LOWER LEVEL
6,172 RSF



LEVEL 1
8,136 RSF



LEVEL 2
14,398 RSF



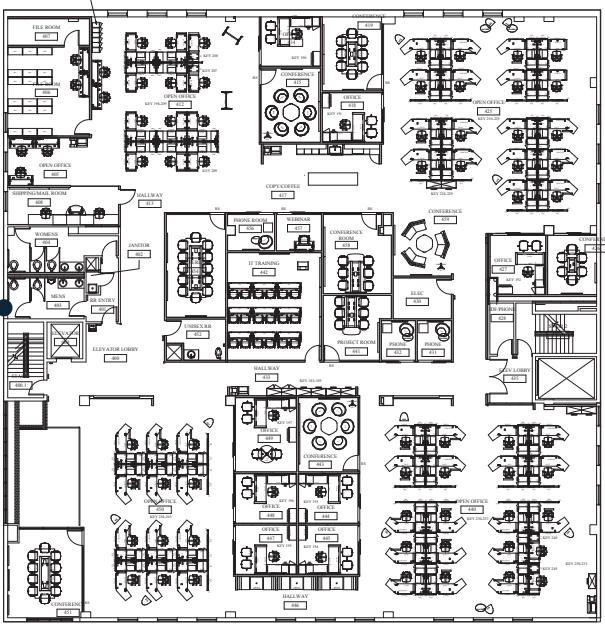
ACCOUNTING & FINANCE



LEVEL 3
14,700 RSF

LEVEL 4
14,667 RSF

IRM



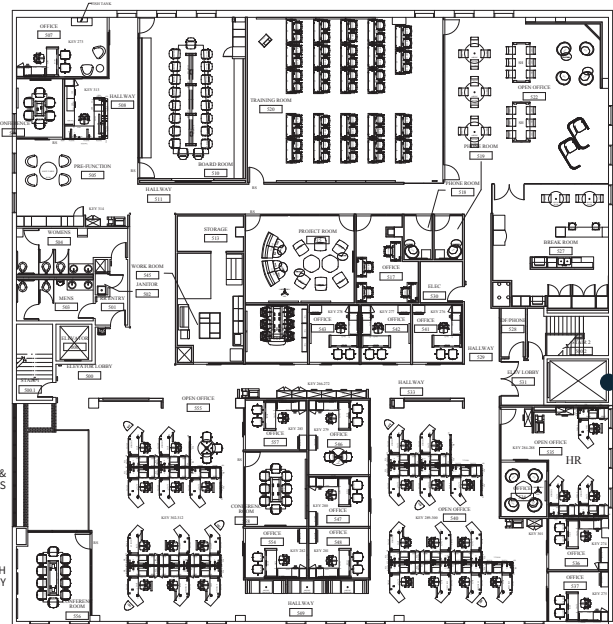
ASSET MANAGEMENT

ASSET MANAGEMENT & COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

MARKETING & COMMUNITY RELATIONS

RESEARCH & STRATEGY



LEVEL 5
14,667 RSF

LEGAL

ENTERPRISE RISK



ACCESS MAP



1981 & 1939
BLAKE STREET
DENVER, CO 80202

DIRECT ACCESS FROM I-25

DIRECT ACCESS TO I-25

DIRECT ACCESS FROM BLAKE ST

DIRECT ACCESS TO BLAKE ST

CENTRAL PLATTE VALLEY

BALLPARK

UNION STATION

LODO DISTRICT

FIVE POINTS

CBD

DENVER

Wyandot St
Vallejo St
Umatilla St
Erie St
W 29th Ave
W 28th Ave

16th St
Central St
Platte St
15th St

19th St
Bassett St
18th St

Park Ave West
Delgany St

Blake St
Larimer St
Lawrence St
Market St
27th St
26th St

22nd St
21st St

Broadway
Welton St
Glenarm Place

20th St

E 19th Ave

E 18th Ave

Sherman St

E 16th Ave

W Colfax Ave
W 14th Ave

E 14th Ave

W 4th St

Auraria Parkway
Walnut St
9th St

14th St
12th St
11th St

Wazzeo St
16th St
14th St
Arapahoe St
Curtis St
Champa St

17th St
19th St
Stout St
California St
18th St

15th St

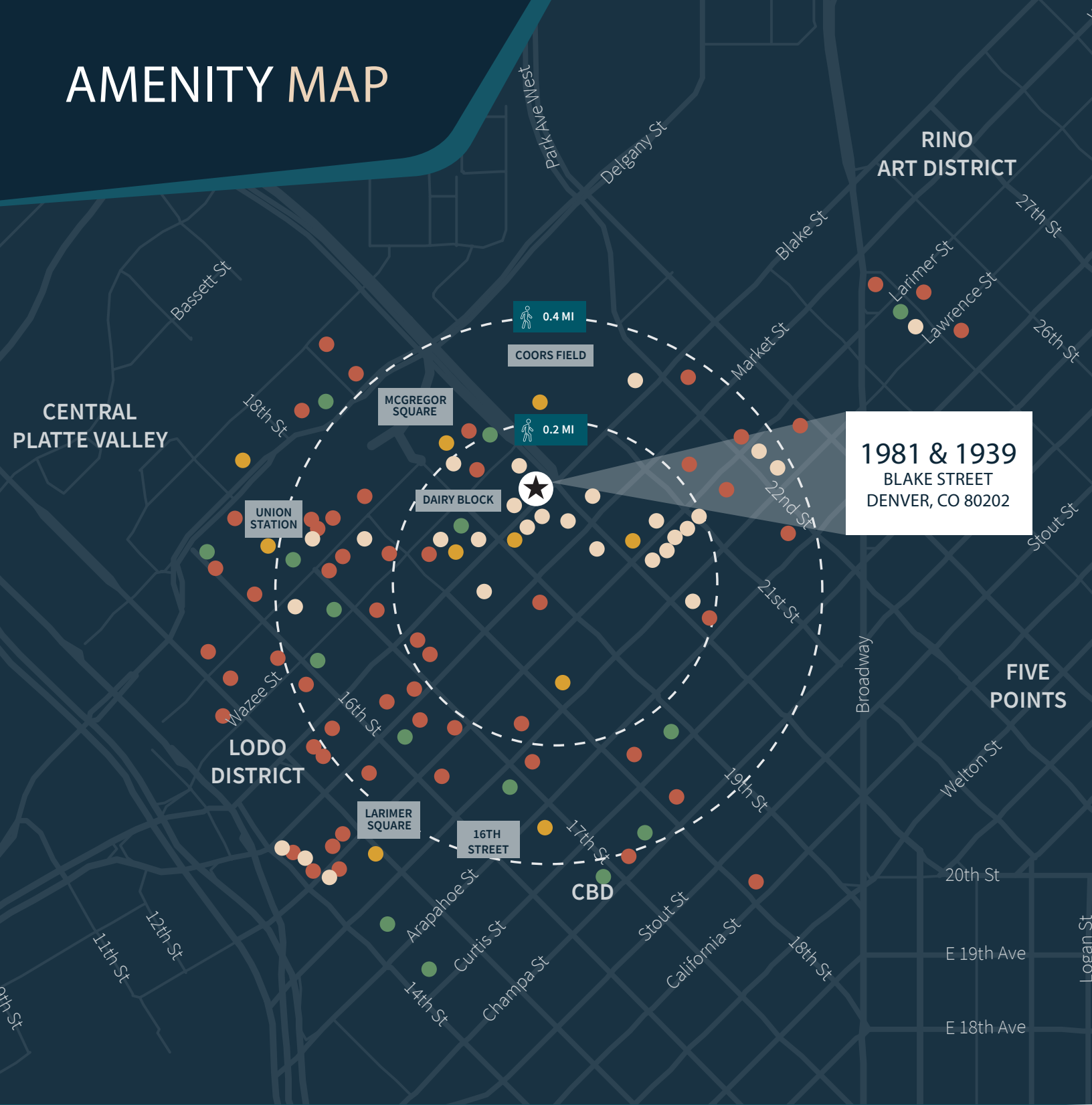
13th St

Logan St



1981 & 1939
BLAKE STREET
DENVER, CO 80202

AMENITY MAP



BARS & BREWERIES
30+ cocktail bars,
craft breweries,
and nightlife
within .5 miles



EATERIES
40+ local
restaurants
within .5 miles



**ENTERTAINMENT
& RETAIL**
50+ social and sport
venues, shops, banks,
salons and more
within .5 miles



HOTELS
20+
boutique
accommodations
within .5 miles



FOR MORE INFORMATION:

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