

FOR LEASE

8,400 SF

Prime Corner Flex Space
in RiNo

NAShames Makovsky



3100 Blake Street

Denver, CO 80205



Property Overview

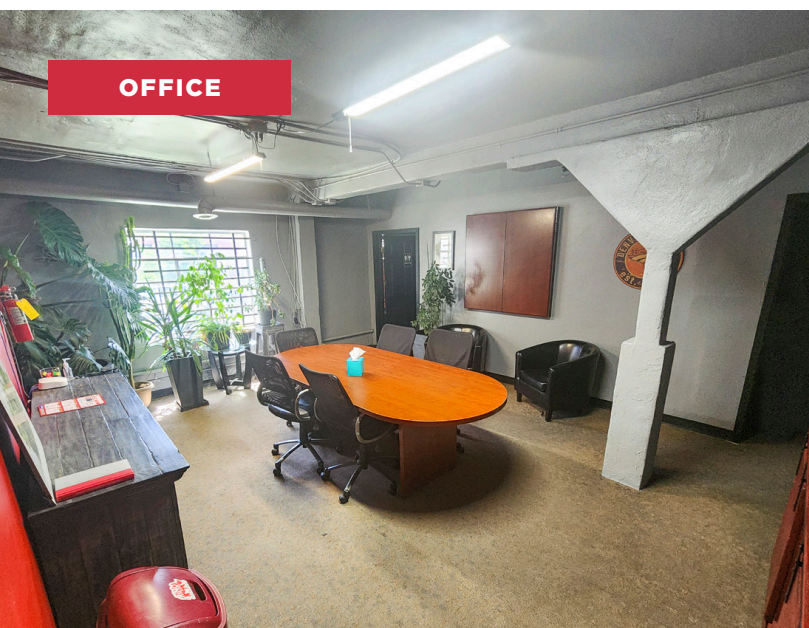
- Prime corner retail space in the River North Art District, Denver's premier walkable urban neighborhood
- Cool, gritty former industrial space with ability to be renovated with high-end finishes
- Flexibility in amount of space available (1,800-8,400 SF)
- High HVAC and electrical capacity in-place
- C-MX-5 zoning allows for flexible uses
- Over \$600M in retail sales within 1 mile of property
- Rare Retail Conversion Opportunity in the Heart of RiNo
- Ideal for Office / Outdoor Retail / Restaurant with Patio

Lease Rate : Contact Broker

Property Facts

Availability	1,800 - 8,400 SF
Land Size	12,500 SF
Year Built	1934
Zoning	C-MX-5
Walker's Paradise	93/100

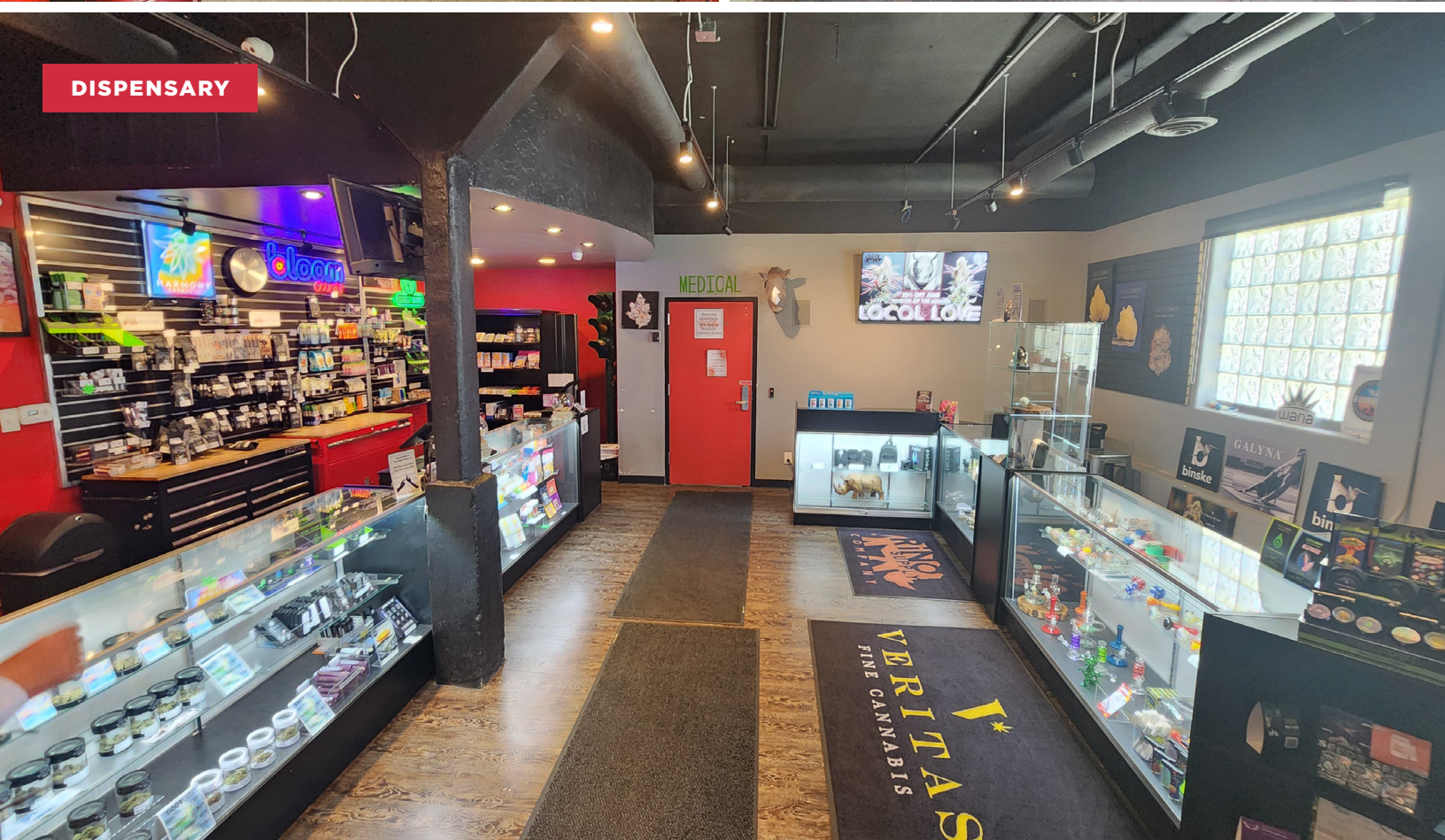
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OFFICE



INDUSTRIAL



DISPENSARY

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Floor Plan





Walker's Paradise (93/100)

River North Art District

3100 Blake is located in the heart of Denver's most exciting and engaging mixed-use neighborhood

- Best-in-class food and beverage**
 Regional and national destinations like Death & Co, Barcelona, Uchi Award-winning concepts like Work & Class, the Greenwich
- Denver's destination for high-quality walkable retail**
 Local flagship locations from Patagonia and Burton
- Neighborhood positioned for long-term vibrancy**
 Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms



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