

1755 BLAKE



RECENT IMPROVEMENTS

- **EXTENSIVE EXTERIOR LANDSCAPING** in conjunction with Denver's Urban Forest Initiative
- **REIMAGINED BUILDING ENTRANCE** for a defined sense of arrival
- **CURATED TENANT EXPERIENCE** including new furniture and finishes
- **UPDATED HOSPITALITY VIBE** an elegant boutique feel for the modern-day tenant



2008
BUILT

120K+
SQUARE FEET

CLASS A
OFFICE BUILDING

5
STORIES

25,000 SF
FLOOR PLATE

12.5 FT
OPEN CEILING

9.5 FT
DROPPED CEILING

OUTDOOR
SPACE
ON EVERY FLOOR

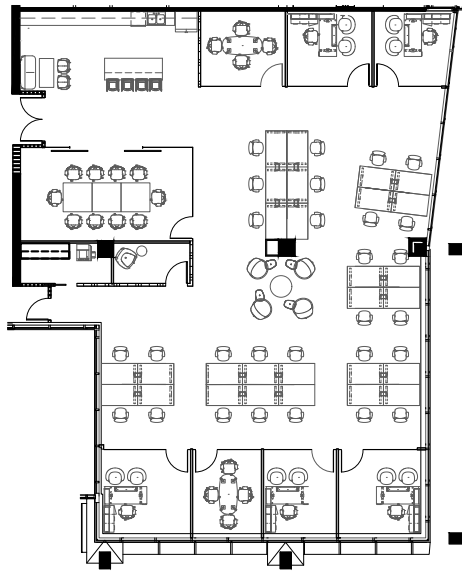
SUSTAINABLE
BUILDING
DESIGN

EQUIPPED WITH AN
UNDER-FLOOR HVAC
SYSTEM



SUITE 200 - SPEC SUITE

- 5 OFFICES
- 28 WORKSTATIONS
- 1 CONFERENCE ROOM
- 2 HUDDLE ROOMS
- OPEN BREAK AT RECEPTION
- WELLNESS ROOM
- COPY / IT ROOM

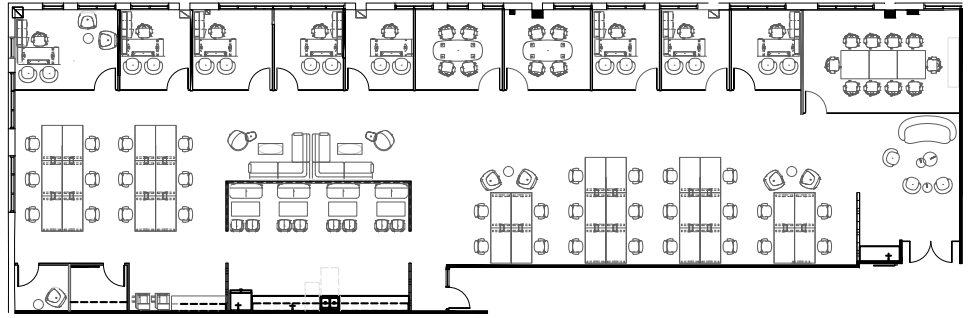


ADDITIONAL AVAILABILITIES:

- SUITE 225 - 1,823 SF
- SUITE 240 - 4,126 SF
- SUITE 500 - 25,472 SF

SUITE 470 - SPEC SUITE

- 8 PERIMETER OFFICES
- 32 WORKSTATIONS
- RECEPTION
- 1 CONFERENCE ROOM
- 2 HUDDLE ROOMS (OR OFFICES)
- LARGE BREAK AREA
- WELLNESS ROOM
- IT CLOSET



2 BLOCKS

DAIRY BLOCK, DENVER UNION STATION,
MARKET STATION & MCGREGOR SQUARE



FITNESS CENTER

WITH LOCKER ROOMS
AND SHOWERS



SECURE BIKE STORAGE



1.30/1,000SF PARKING RATIO

2.5 LEVELS OF
UNDERGROUND PARKING



500 STEPS TO:



4

JAMES BEARD AWARD
WINNING RESTAURANTS



30

OF DENVER'S
CELEBRATED BARS

1755
BLAKE



7

BEST HOTELS IN DENVER -
CONDÉ NAST TRAVELER



5

OF DENVER'S MAJOR
RETAIL DESTINATIONS

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