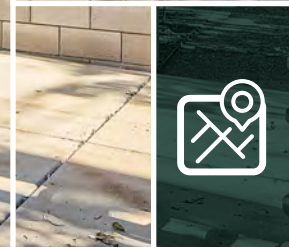


3401 Blake Street

Denver, CO 80205



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Building Highlights									

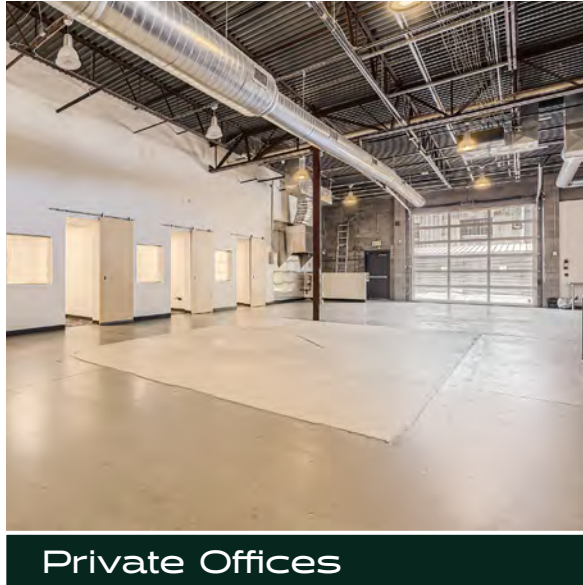
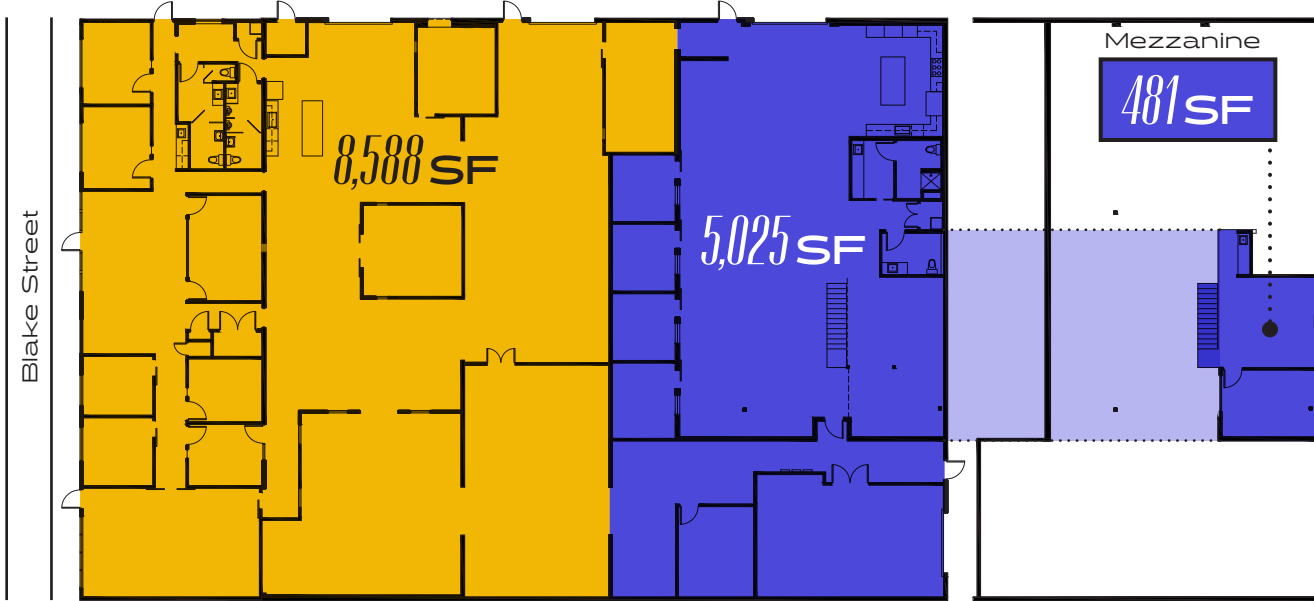
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Prime RiNo Location
- 

14 Gated Off-Street Parking Spaces
- 

Two Blocks to 38th & Blake RTD Station
- 

High, Open Ceilings



Space Details									

- 

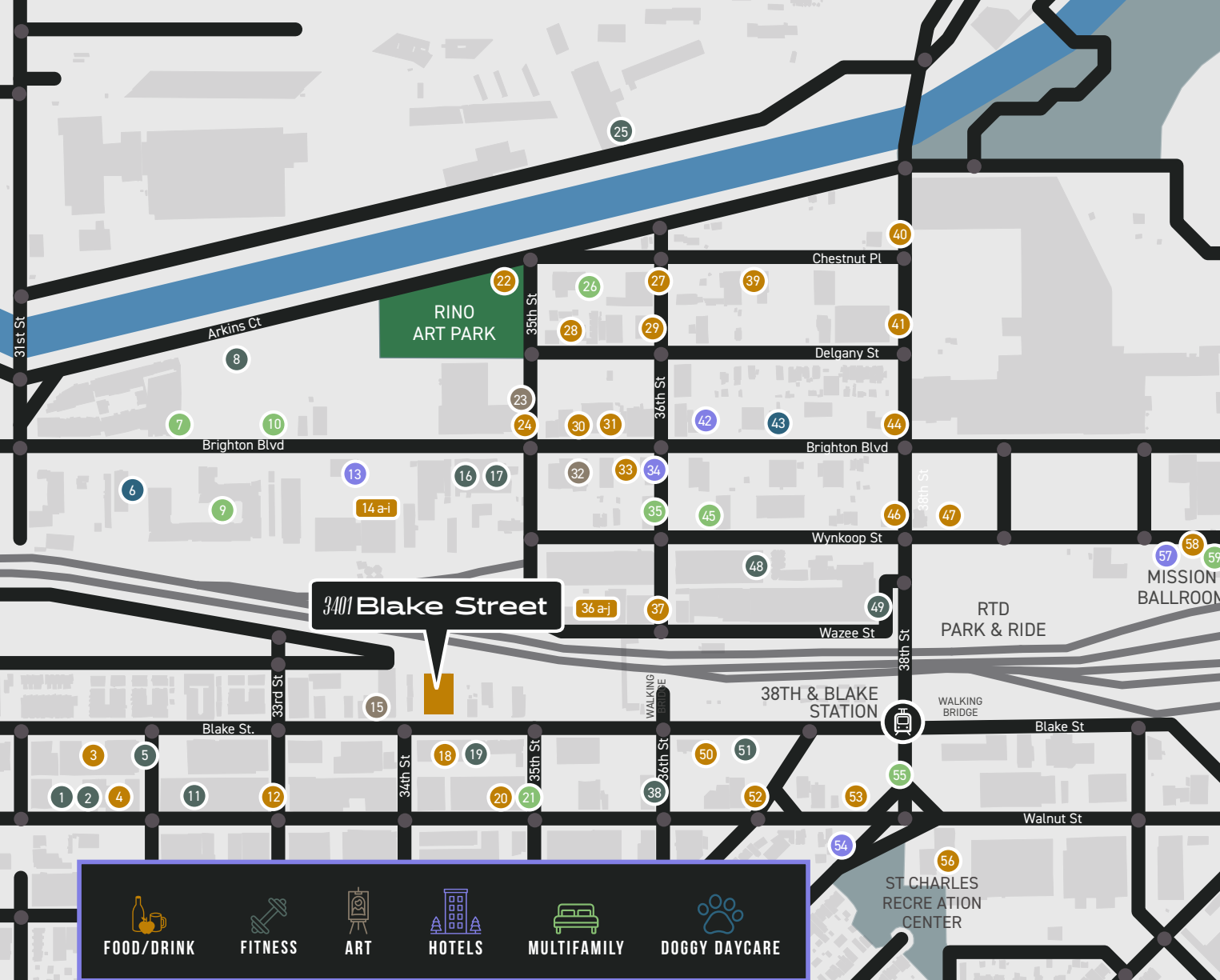
Commercial Grade Hood with Ventilation and Fire Suppression
- 

ADA-Compliant Restrooms
- 

Shower On-Site
- 

Two Glass Roll-Up Garage Doors





- | | |
|----------------------------------|--------------------------------------|
| 1 RiNo Yoga Social | 36 Zeppelin Station |
| 2 The Back 9 | 36a Cirque Kitchen |
| 3 14er Brewing & Beer Garden | 36b Dos Abuelas |
| 4 The Walnut Room | 36c Gyros King |
| 5 Platform Strength | 36d Kiss & Ride |
| 6 City Bark | 36e Le Rouge Cocktail Bar |
| 7 Dylan Apartments | 36f Pesto Italian |
| 8 Voloft | 36g Procession Coffee |
| 9 Block 32 at RiNo | 36h Purisima Mexican Restaurant |
| 10 Drivetrain | 36i Rock N Lobster Roll |
| 11 Movement RiNo | 36j Sushi Kuro |
| 12 Improper City | 37 Bigsby's Folly |
| 13 The Source | 37 Craft Winery & Restaurant |
| 14 The Source | 38 Optimum Golf - RiNo |
| 14a Temaki Den | 39 Ironton Distillery & Crafthouse |
| 14b Safta | 40 River |
| 14c Smok Barbecue | 41 Blue Moon Brewing Company |
| 14d Reunion Bread Co | 42 Cambria Hotel |
| 14e Bellota | 43 Camp Bow Wow |
| 14f Melted | 44 Natural Grocers |
| 14g Grabowski's Pizzeria | 45 RiDe at RiNo |
| 14h The Woods | 46 RiNo Country Club |
| 14i New Belgium Brewing | 47 Butcher Block Café |
| 15 Pattern Shop Studio | 48 RiNo Sports Arena |
| 16 Logos Jiu Jitsu | 49 Crossfit Wynkoop at RiNo Strength |
| 17 Fitness Lab | 50 Slater's 50/50 |
| 18 River North Brewery | 51 SolidCore |
| 19 F45 Training RiNo | 52 Queen's Eleven |
| 20 Choice Market | 53 Black Shirt Brewing Co |
| 21 Edit at River North | 54 Catbird Hotel |
| 22 Comal Heritage Food Incubator | 55 Walnut Flats Apartments |
| 23 Alto Gallery | 56 RiNo Beer Garden |
| 24 Great Divide | 57 Hotel Under Construction |
| 25 Manna Pilates + Health | 58 Left Hand Brewing |
| 26 Flora | 59 Mica RiNo |
| 27 Number 38 | |
| 28 Mockery Brewing | |
| 29 Split Lip, an Eat Place | |
| 30 Logan House Coffee | |
| 31 The Local Drive | |
| 32 Plinth Gallery | |
| 33 McDevitt Taco Supply | |
| 34 Vib Hotel | |
| 35 Vert Lofts | |

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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