

# FOR LEASE

PRIME FLEX SPACE – RINO, DENVER, CO



3120 BLAKE STREET, DENVER, CO 80202

## PROPERTY

*Building SF: 17,570 SF*

*City & County: Denver; Denver*

*Year Built: 2005*

*Units: 3*

*Parking: 12 Off-street*

*Unit Type: Office, Retail, Flex*

*Available SF: 17,570*

*Lease Term: 3+ Years*

*Tenant Finish Allowance: Negotiable*

*Lease Rate: \$33.00/SF*

*Lease Type: NNN*

## SUMMARY

This beautifully designed flex space, offering up to 17,570 square feet for lease, seamlessly blends a modern industrial appeal with old-world charm.

Located in Denver's vibrant RiNo District, it features flexible lease options starting at 1,520 square feet, an iconic barrel roof design, outdoor patio space, and up to 12 off-street parking spaces.



**Brian Basham**

OFFICE (303) 615-9595

DIRECT (303) 907-7447

brian@bashamcre.com

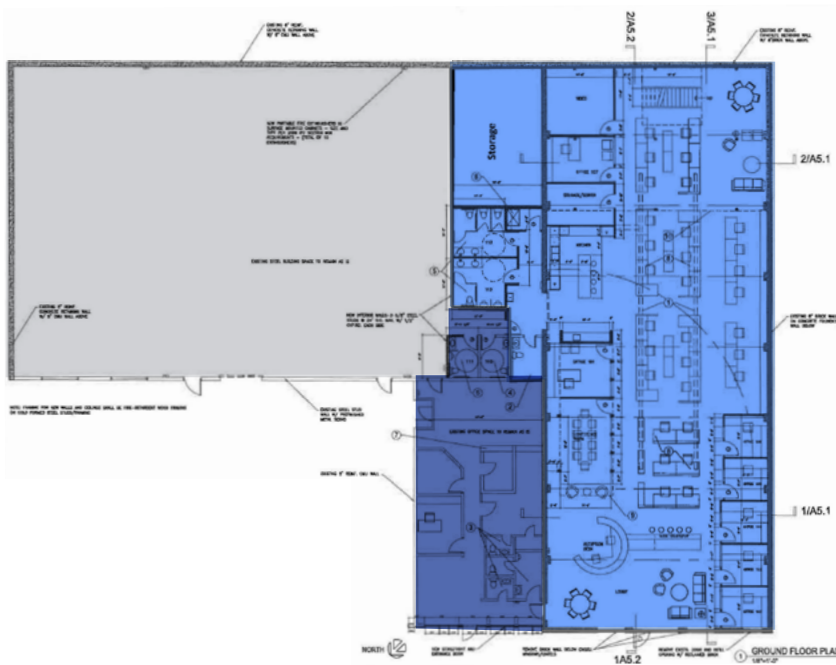
[bashamcommercial.com](http://bashamcommercial.com)





## THE OFFERING

Discover unparalleled versatility with this expansive flex space, perfect for a variety of business needs—this modern, adaptable space offers a blend of open areas and catchall layouts to accommodate retail, office, food & beverage, creative studios, and more.



- Unit A 7500 SF + 1550 SF Mezzanine
- Unit B 1520 SF
- Unit C 7000

## HIGHLIGHTS



Fully Furnished with Plug 'n Play



Abundance of Natural Light, Skylights, & Roll-up Doors



Tech Zoom Rooms, Projectors, Multiple TVs, & a Copier





# LOCATION

Located in the heart of one of Denver's hottest neighborhoods, this space offers easy access to I-25, I-70, and the light rail. Enjoy unparalleled convenience, surrounded by top retail, dining, breweries, distilleries, bars, art spaces, markets, and more!



**Walk Score®**  
Walker's Paradise (91)



**Transit Score®**  
Good Transit (57)

## Surrounding Demographics

	1 Mile	3 Miles
Population	28,479	200,630
Number of Households	13,994	105,364
Median Age	33.70	35.40
Average Household Income	\$86,253	\$85,150
Daytime Employees	17,625	240,490
Population Growth '24 - '29	Up 2.84%	Up 1.93%
Household Growth '24 - '29	Up 3.03%	Up 1.99%

## Submarket Leasing Activity

12 Month Leased	Current 762,686 SF	Up 323.00%
-----------------	--------------------	------------

## Traffic Count

Collection St.	Cross St.	Traffic Vol.	Date	Distance
Blake St	29th St SW	4,160	2022	0.18 mi







## DISCLAIMER

The property described herein is being offered for lease in an “as-is, where-is” condition. The Owner and Basham Investments, LLC make no representations or warranties as to the accuracy of the information contained in this Leasing Brochure. Information within the Leasing Brochure was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions,

changes in price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This Leasing Brochure is subject to the terms of the property transaction.

