

CUSTOMIZABLE SUITE OPTIONS AVAILABLE FROM 1,000 SF!



## OFFICE CONDO FOR SALE/LEASE

3198 Blake Street, 2nd Floor, Unit 222 Denver, CO 80205

Condo SF: 4,981 SF + ~900 SF Outdoor Patio  
Available SF For Lease: 1,000 SF to 4,981 SF  
Pricing: Contact Broker



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## OFFERING SUMMARY

Address	3198 Blake Street, 2nd Floor, Unit 222, Denver, CO 80202
Condo SF (County Record)	4,981 SF + ~900 SF Outdoor Patio
Zoning	C-MX-5
Available SF For Lease	1,000 SF to 4,981 SF
Sales Price & Lease Rate	Contact Broker
Date Available	Now
Parking	Spaces Available
Zoning	C-MX-5

## BUILDING AMENITIES

The building amenities include: EV charging station, secure bike storage, on-site gym and covered parking available for \$200/month.

## PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to present 3198 Blake Unit 222 for sale or lease.

This office condo at Factory Flats Apartments is a **4,981 RSF, fully built-out creative office condo** featuring **10 private offices**, a large conference room with wet bar, a dedicated printer room that can be converted to a phone room or a secondary conference room, a small bullpen, and a **welcoming reception** anchored by a salt-water aquarium.

A **full kitchen** with range/oven and an **entertainment area** open to an expansive **private outdoor patio/balcony** that runs the length of the suite—ideal for events or breakout space. The layout also provides **four private restrooms** with Japanese toilets, a shower, storage and IT closets, and optional furniture for true plug-and-play occupancy.

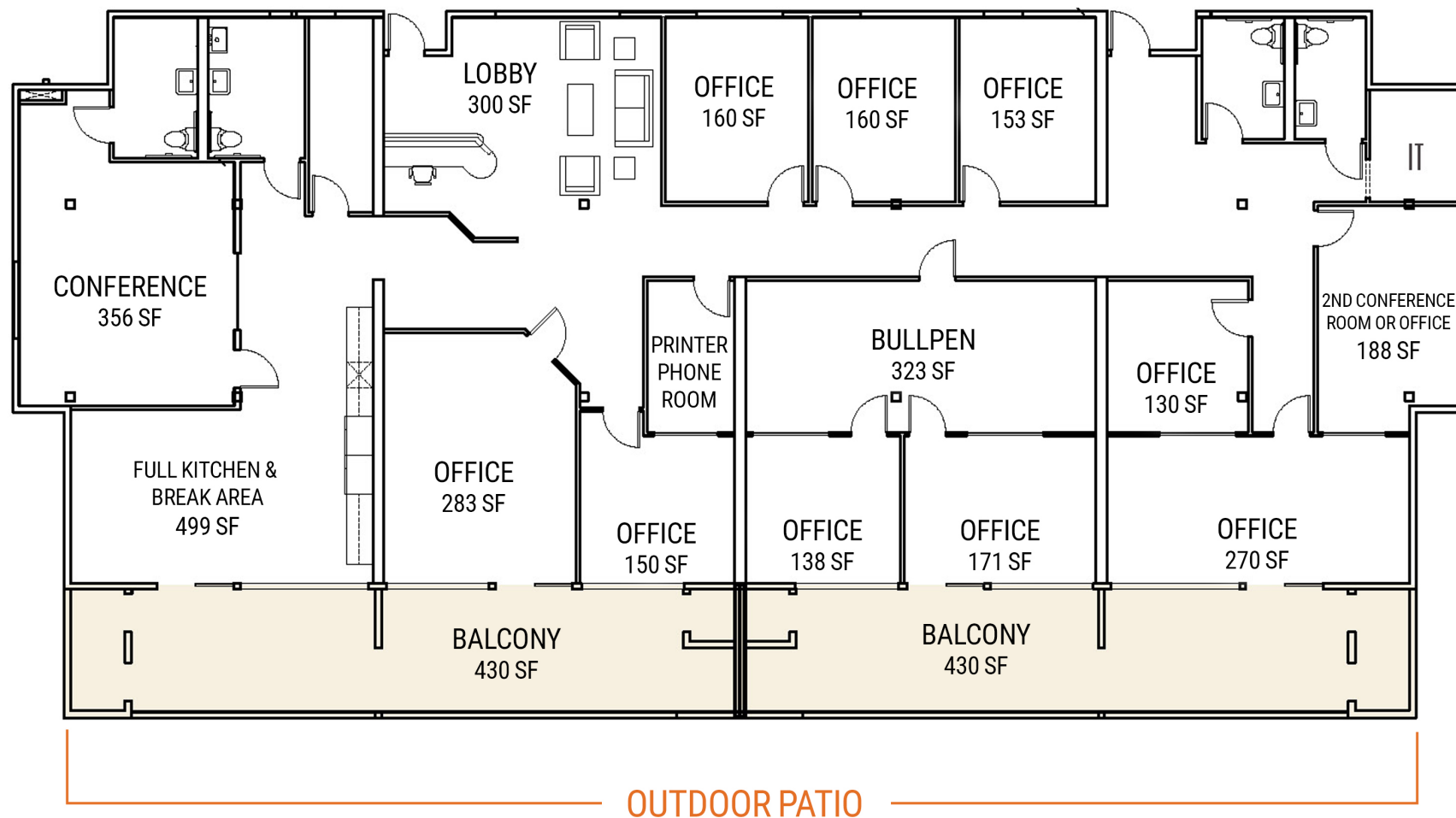
## LOCATION DESCRIPTION

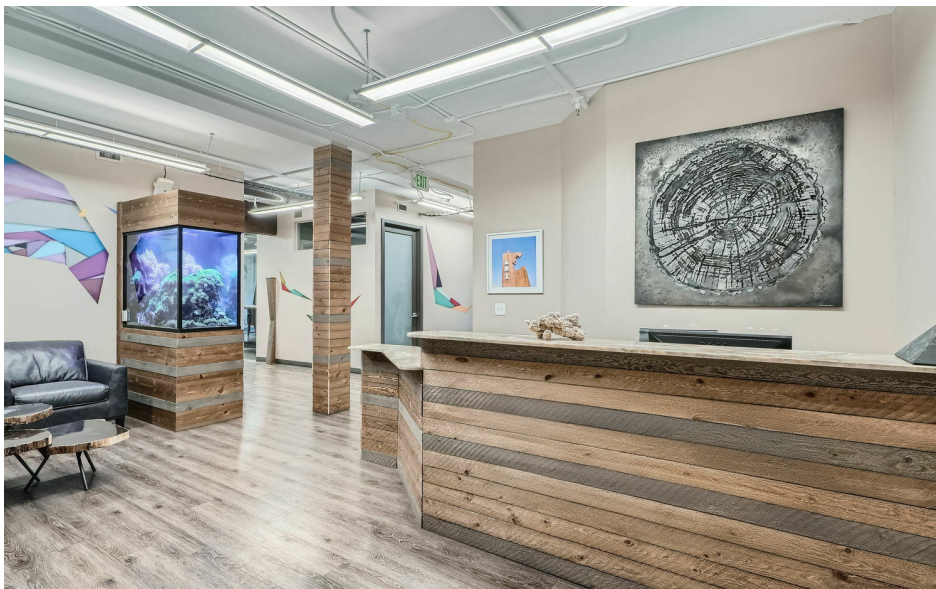
Positioned at 3198 Blake Street in **Denver's RiNo Arts District**, the condo is surrounded by **walkable amenities**—murals, breweries, coffee shops, restaurants, and creative businesses—within a highly visible, character-rich corridor. Downtown is just minutes away, the **38th & Blake A-Line station is nearby**, and major routes like I-70 and I-25 are easily accessible, offering **excellent connectivity** for employees and clients alike.

## PROPERTY HIGHLIGHTS

- Turnkey 4,981 RSF creative office condo with 10 private offices, large conference room (wet bar), printer room that can be converted to a phone room or secondary conference room, bullpen, and reception.
- Expansive private outdoor patio/balcony running the length of the suite—ideal for events, breakout space, and fresh-air work.
- Full kitchen with range/oven plus four private restrooms and a shower; IT and storage closets support true plug-and-play.
- Optional furniture package for immediate occupancy; unique client-facing touches (e.g., reception aquarium).
- Prime RiNo location—walkable to breweries, coffee, restaurants; minutes to Downtown and 38th & Blake A-Line.







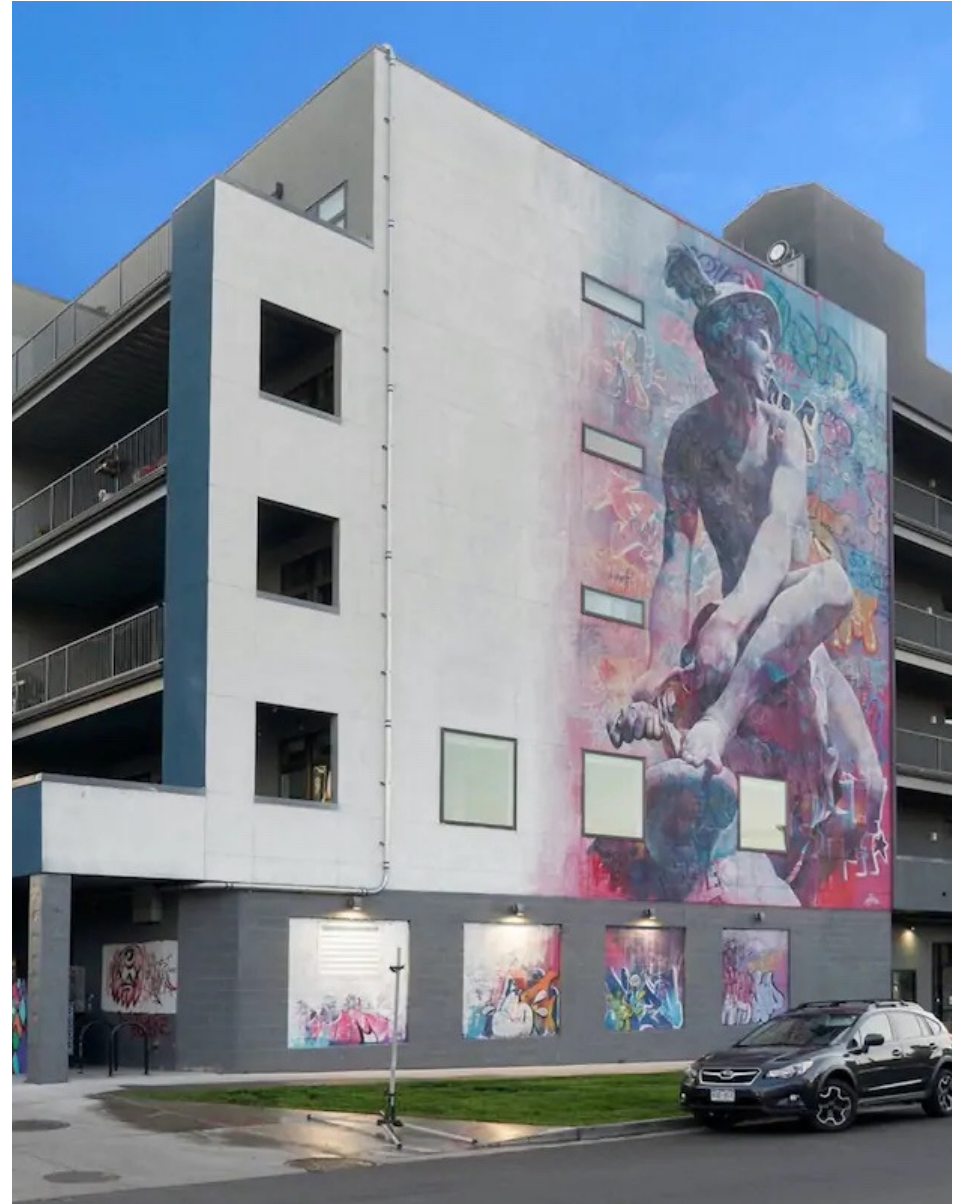
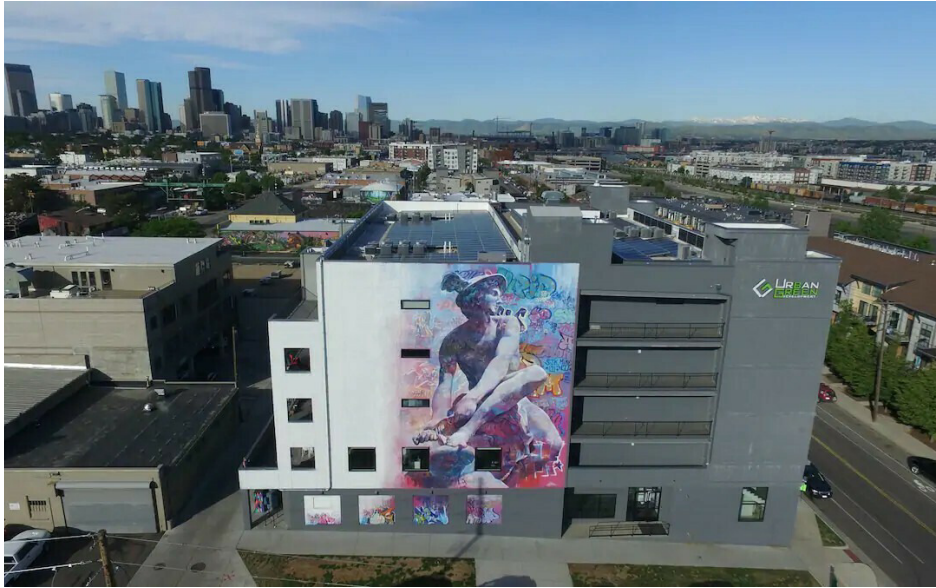


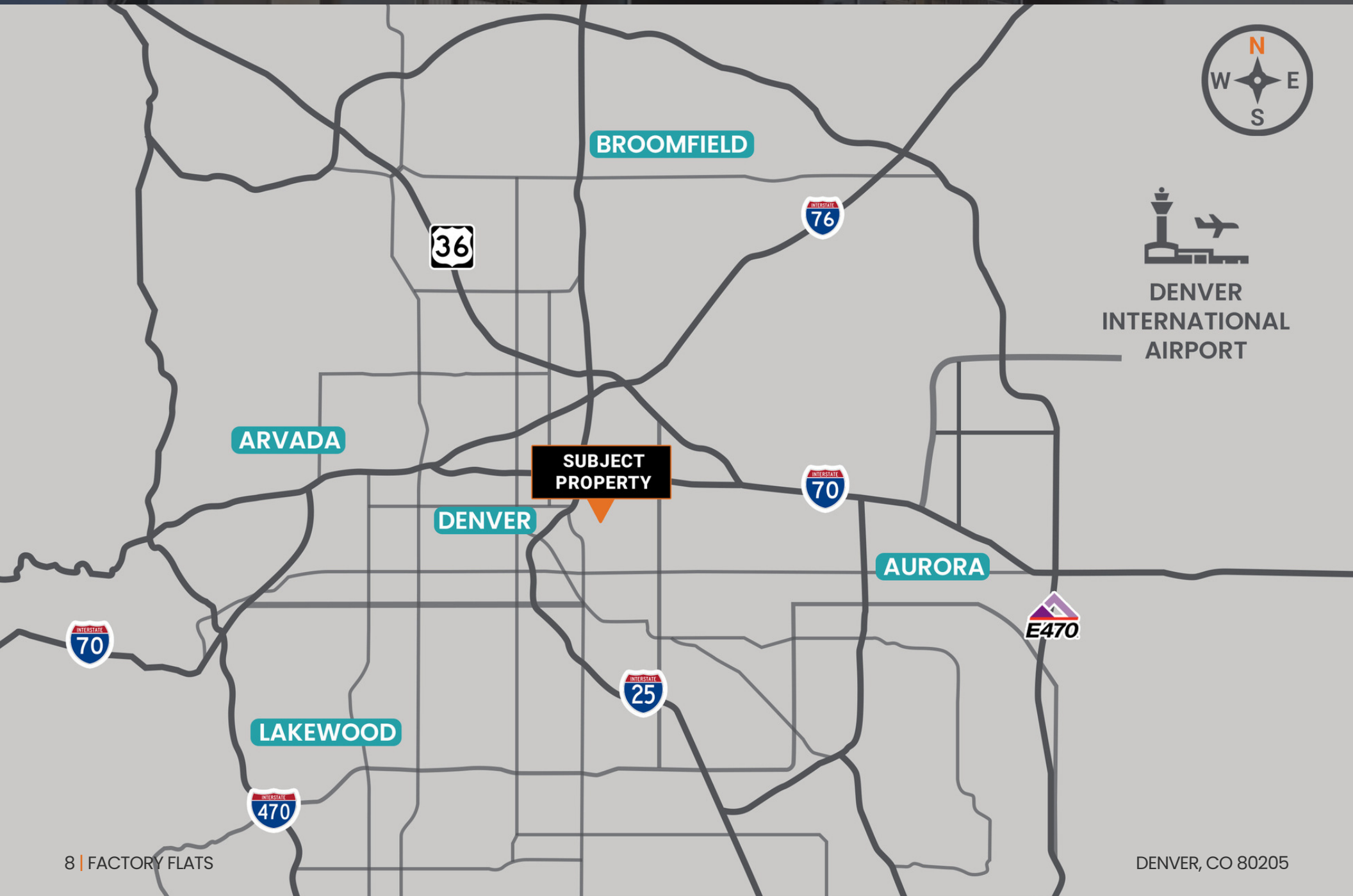
















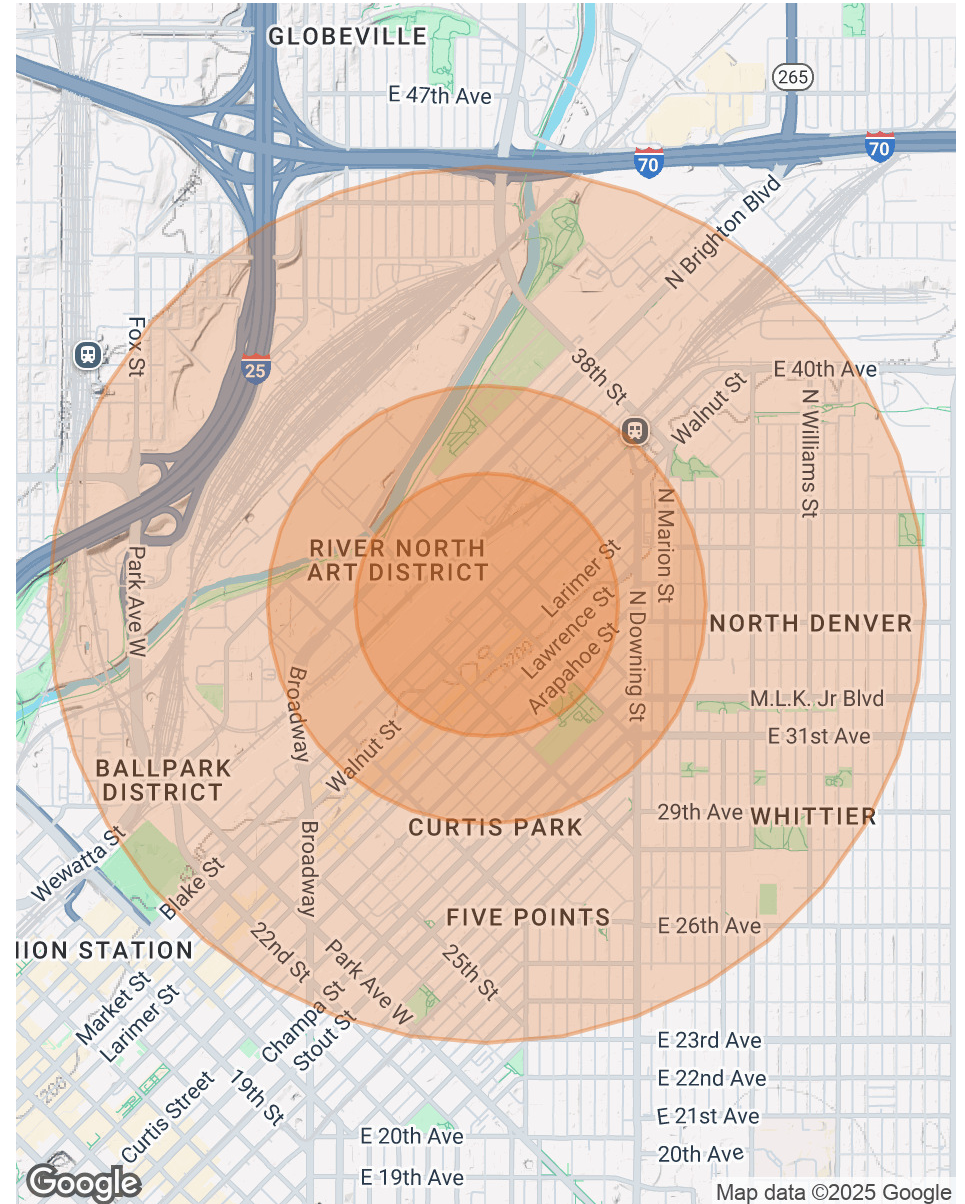




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,966	7,118	27,241
Average Age	34	34	35
Average Age (Male)	34	35	36
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,666	3,974	13,439
# of Persons per HH	1.8	1.8	2
Average HH Income	\$124,743	\$125,012	\$117,265
Average House Value	\$671,598	\$649,284	\$722,315

\* Demographic data derived from 2020 ACS - US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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