

## Property Features



Unit Size\* 2,500 SF



Year Built 1939



Parking

3 Spaces



Rate

\$20/ SF Lower Level \$27/ SF Upper Level FULL SERVICE



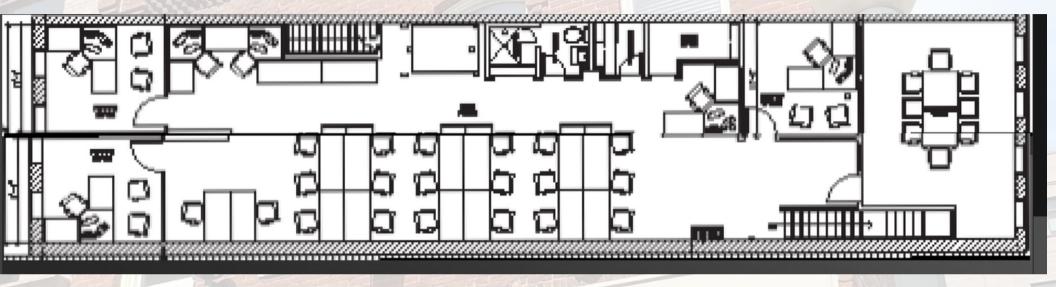
- Great location in LoDo
- Classic loft style architecture
- Building and ample parking nearby.Up to 3 parking spots to rent atmarket rate
- 2,500 SF
- Exposed brick with high ceilings
- Open plan with great natural light
- Inviting office space with openkitchenette
- Massive Exterior Signage Available@ Additional Rate.

#### Area Map ND PARK W 31st Ave Main Lot Section A Little Man Ice Cream BALLPARK DISTRICT Denver Bee CURTIS PARK Commons UNION STATION Park W 27th Ave Vehicle Ma Coors Field ā McGregor Square Confluence Diamond Hill Park Cervantes' Masterpiece Office Complex Smash Face Union Station Ballroom & Cervantes. Smash Face Brewing Deals Museum of 🕋 Contemporary Art... wn Aquarium 🝅 635 Blake St. enver, CO 80202 Woods Boss Brewing Company Elitch Gardens El Paso - Los Ange Limousine Express The Cheesecake Factor Ball Arena ā 16th Street Mall E 20th Prius Lot P AURARIA Ellie Caulkins Opera 🕟 House at Denver. DISTRICT 5th Street Garage Metropolitan 16th St Mall State NORTH 25 University CAPITOL HIL of Denver Denver | 🕝 Denver Firefighters 🝙 Cathedral Basilica of the Station Curtis Street Museum Filli Immaculate Conception Lindsey-Flanigan 📻 Colorado State Capitol

1635 Blake Street Denver, CO 80202

## Floorplans

### 2nd Level (2,500SF)



#### Lower Level- Hypothetical (1,000SF-2,500SF)



# Property Photos



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