

Office For Sale  
**1444 Blake Street**  
 Denver, Colorado



**Traffic Counts**

	Vehicles/Day
Blake Street & 15th Street	13,000
17th Street & Blake Street	17,000
Blake Street & Speer Boulevard	31,000

\*Source: SitesUSA



**Demographics**

	1 Mile	3 Mile	5 Mile
Population	29,466	228,216	471,800
Average Household Income	\$99,384	\$87,606	\$94,865
Daytime Employees	122,616	251,679	395,486

\*Source: SitesUSA

1400 Glenarm Place, Suite 100  
 Denver, CO 80202  
 303 534 5005

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For more information:

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For Sale  
**5,875 SF New Construction**  
 Office Building in LoDo



**1444 Blake Street**

Denver, Colorado 80202

**Property Overview**

- Lower Downtown office building constructed in 2005 with original historic facade from 1878
- Potential long term lease for 9 reserved covered parking spaces at Palace Lofts at \$275/space/month
- Custom designed building with new high-end finishes and upgraded appliances
- Skillfully planned custom color scheme and design patterns throughout
- Rooftop deck and outdoor patio on the second floor
- Clean 1,060 square feet of basement space not included in the building square footage

**Sale Price: \$3,525,000 (\$600.00/SF)**

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**Property Facts**

Building SF:	5,875 SF
Taxes (2017):	\$6.43/SF
Zoning:	D-LD

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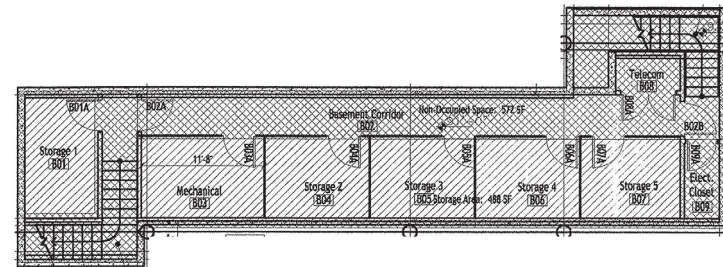
Office For Sale  
**1444 Blake Street**  
**Denver, Colorado**

**Location & Area Amenities**

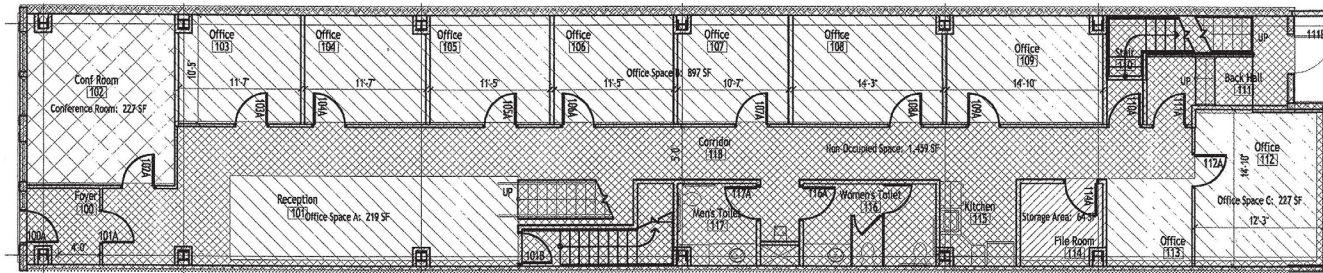
- Transit oriented location with quick access to RTD Bus & Light Rail at Union Station and 16th Street Free Mall Ride
- Close proximity to Larimer Square, Colorado Convention Center, and 16th Street Mall
- Steady daytime and evening foot traffic due to close proximity to Central Business District
- Easy, quick access to major commuter routes like Speer Boulevard, Auraria Parkway, I-25, and Express Lanes



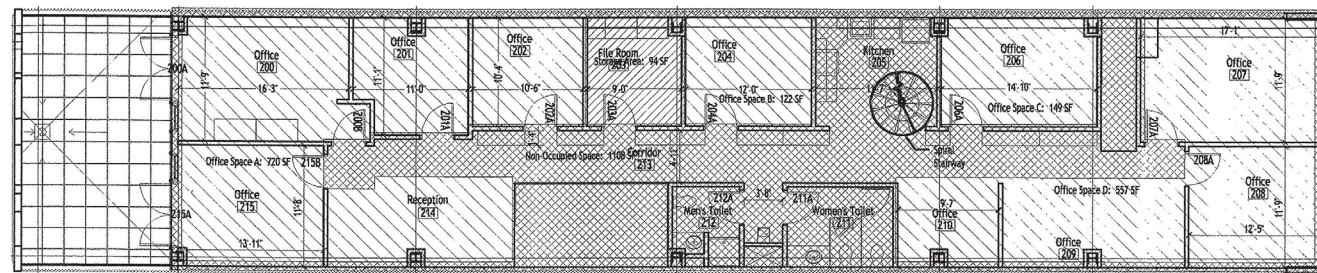
**Floorplans**



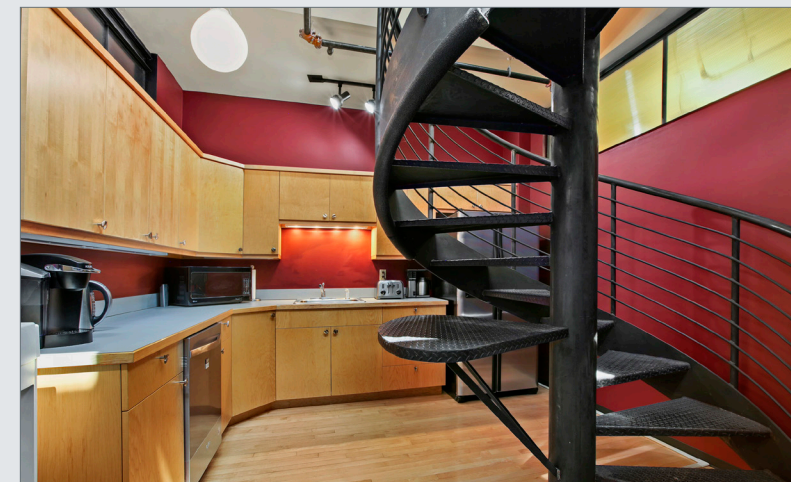
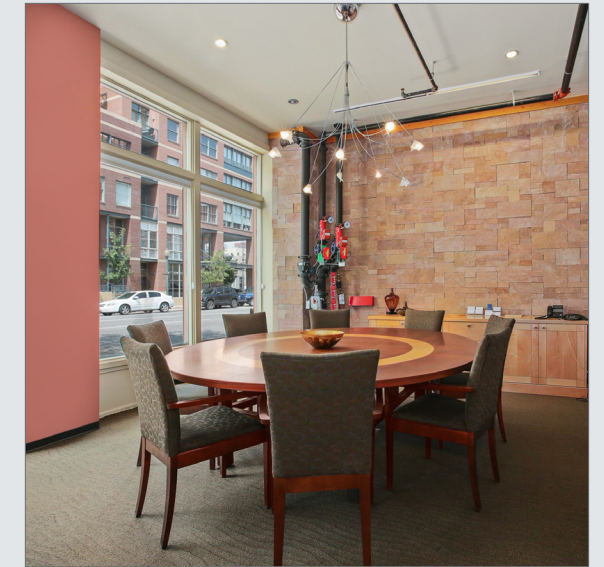
**Basement**



**First Floor**



**Second Floor**



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