

# FULLY RESTORED HISTORIC LODO BUILDING FOR SALE OR LEASE

1810 Blake St., Denver, CO 80202



## PROPERTY HIGHLIGHTS

**GREAT VALUE ADD OR OWNER/USER OPPORTUNITY**

**FIRST FLOOR AVAILABLE IMMEDIATELY (3,125 RSF)**

**ENTIRE BUILDING AVAILABLE AS OF August 31, 2025 OR POSSIBLY SOONER**

Total building rentable square footage: 9,375 - **each floor is 3,125 RSF.**

Lower level and first level serviced by freight elevator.

Restored and preserved historic structure with exposed brick, hardwood floors and high ceilings.

Solar panels, energy efficient white roof and significant interior and exterior renovations.

Zoning B-7 and Historic Business District, which allows for general retail, offices, bars, and restaurants.

Across the street from the Dairy Block including Milk Market and Maven Hotel.

Convenient access to light rail, Union Station, 16th Street Mall, Coors Field, McGregor Square, Ball Arena, Denver Center for the Performing Arts, Colorado Convention Center, restaurants, shops, and other LoDo attractions.

Street level signage available.

Contact broker for sales price and lease rate.

## DOUG ANTONOFF

Antonoff & Co.

303.454.5417

doug@antonoff.com



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	44,958	237,395	467,922
2028 Population Projection	47,307	239,389	467,539
2023 Households	27,399	121,517	216,155
2028 Household Projection	28,889	122,568	216,151
Average Household Income	\$117,025	\$103,551	\$105,771
Businesses	7,219	21,515	37,062
Employees	105,376	230,759	369,770
Walker's Paradise Walk Score - 95	Walking distance to restaurants, groceries, events		
Rider's Paradise - Transit Score - 98	Access to public transit lines		
Biker's Paradise - Bike Score - 92	Access to bike lanes, trails		

\* Demographics provided by CoStar \*\*Walker's Paradise Walk Score/Rider's Paradise/Biker's Paradise scores provided by Walk Score

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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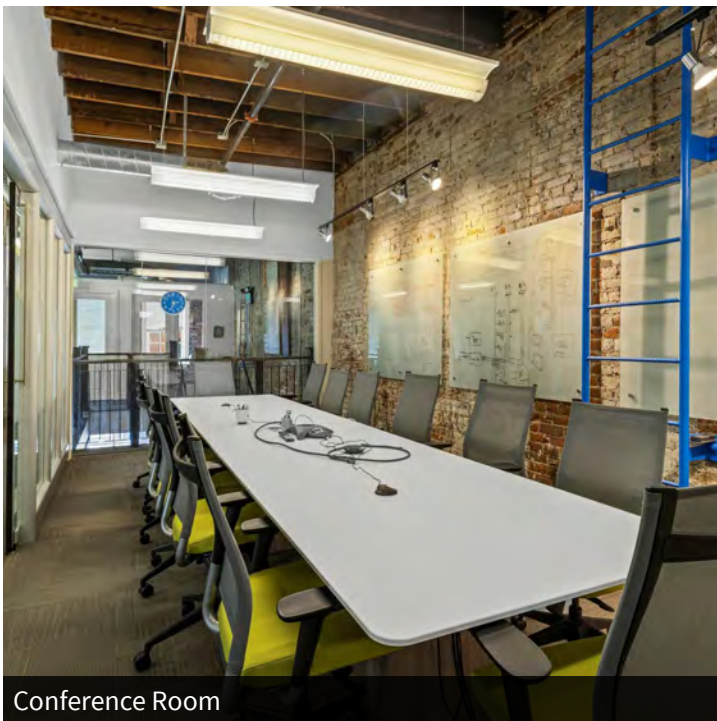
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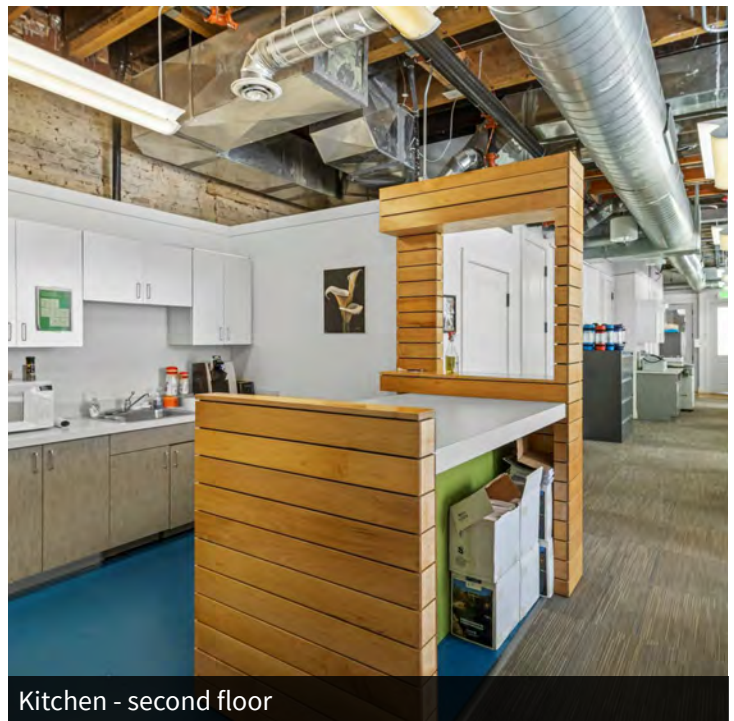
Second floor hallway looking towards rear of building



Second floor hallway looking towards front of building



Conference Room



Kitchen - second floor

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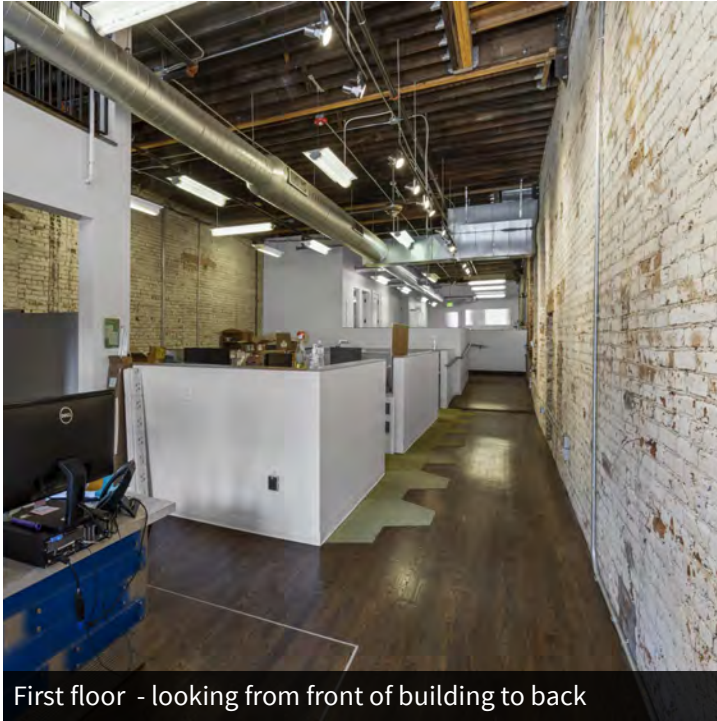
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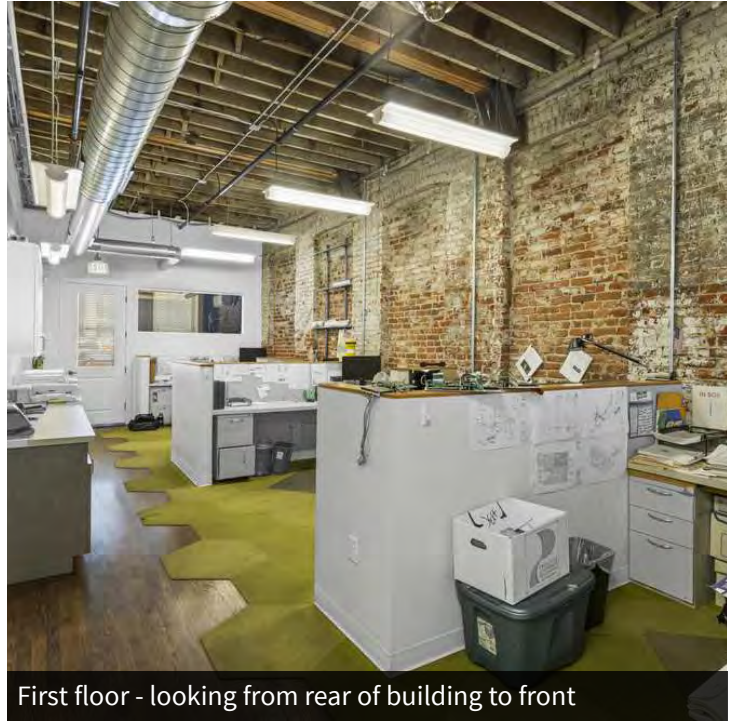


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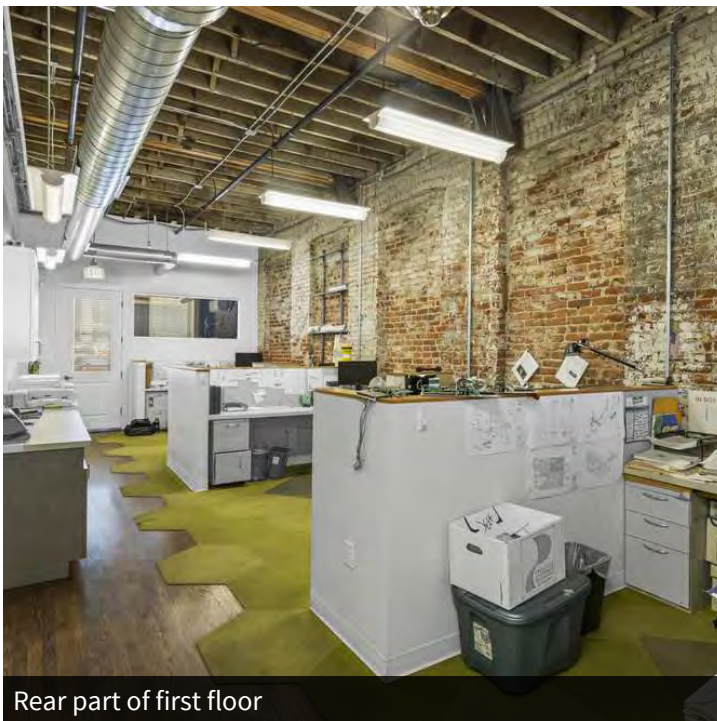
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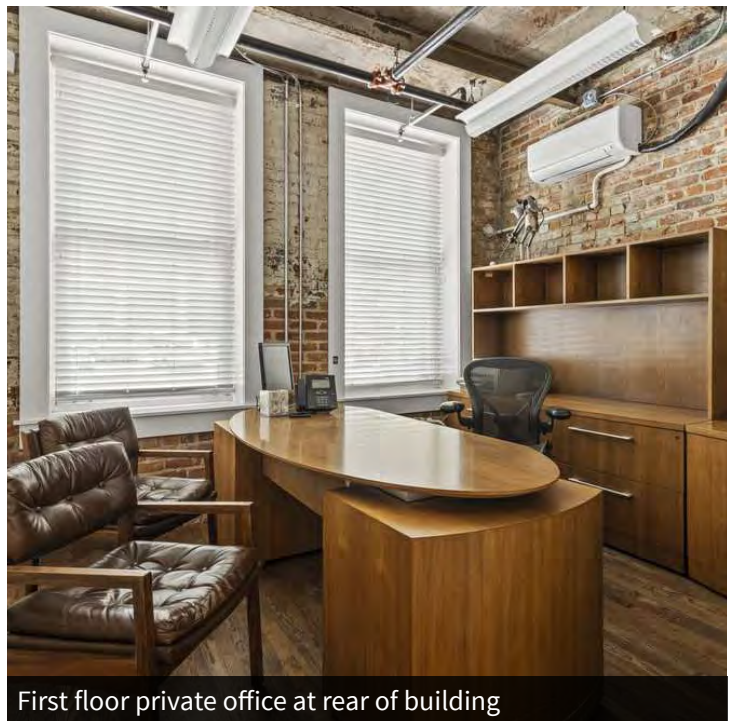
First floor - looking from front of building to back



First floor - looking from rear of building to front



Rear part of first floor



First floor private office at rear of building

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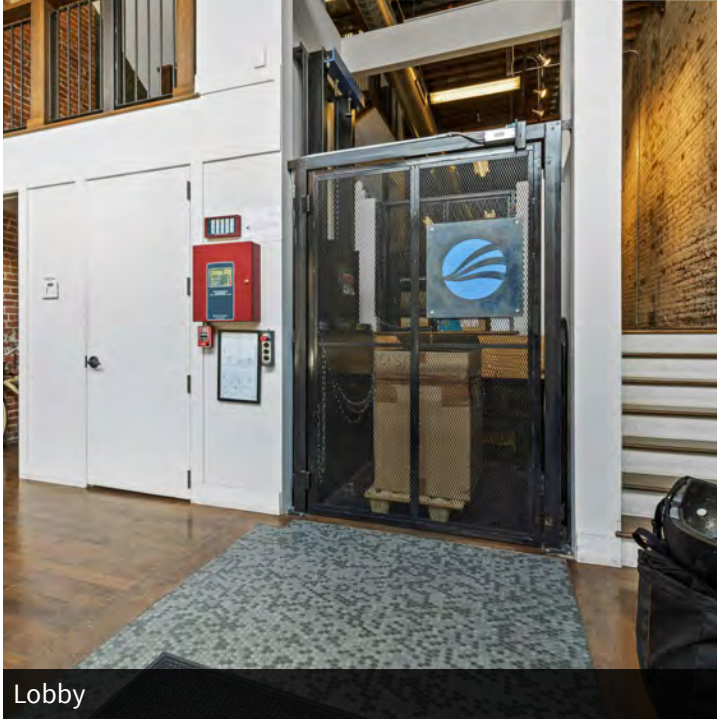
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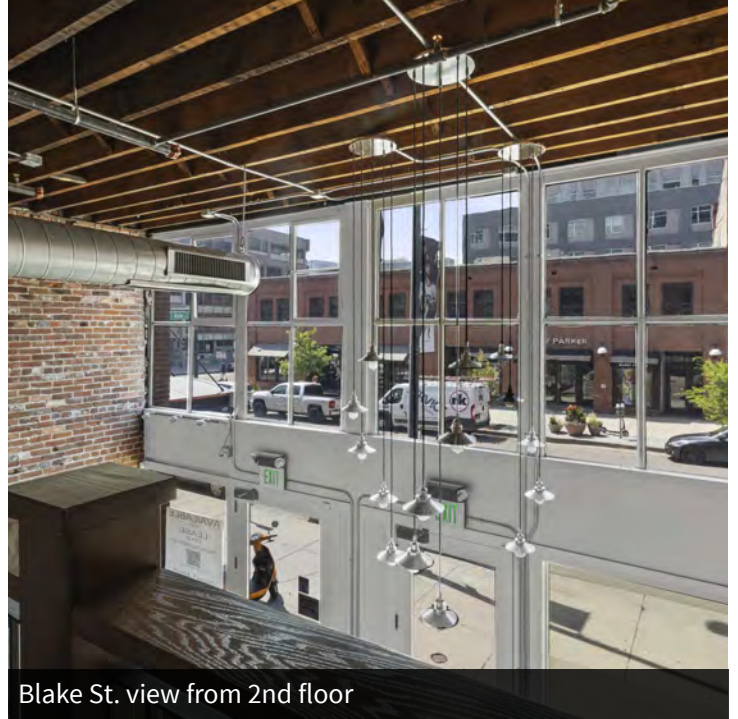


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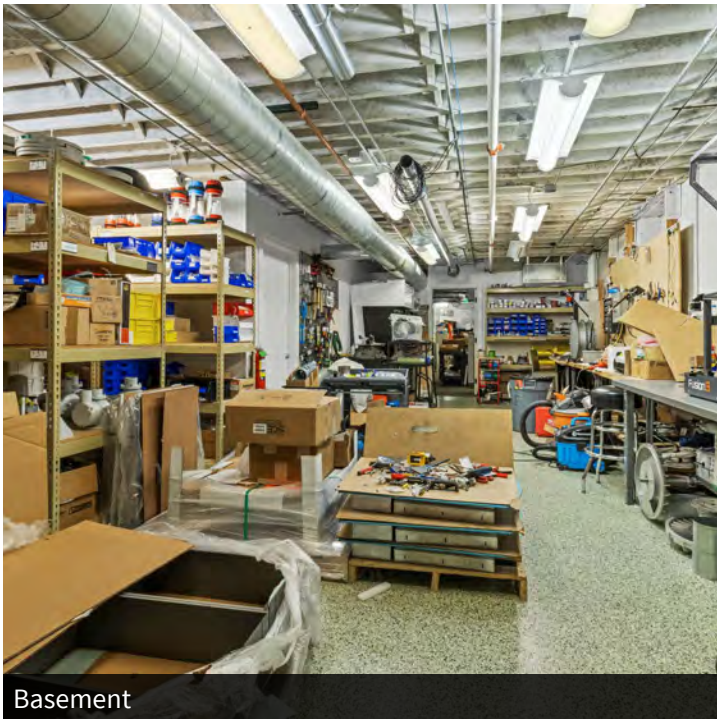
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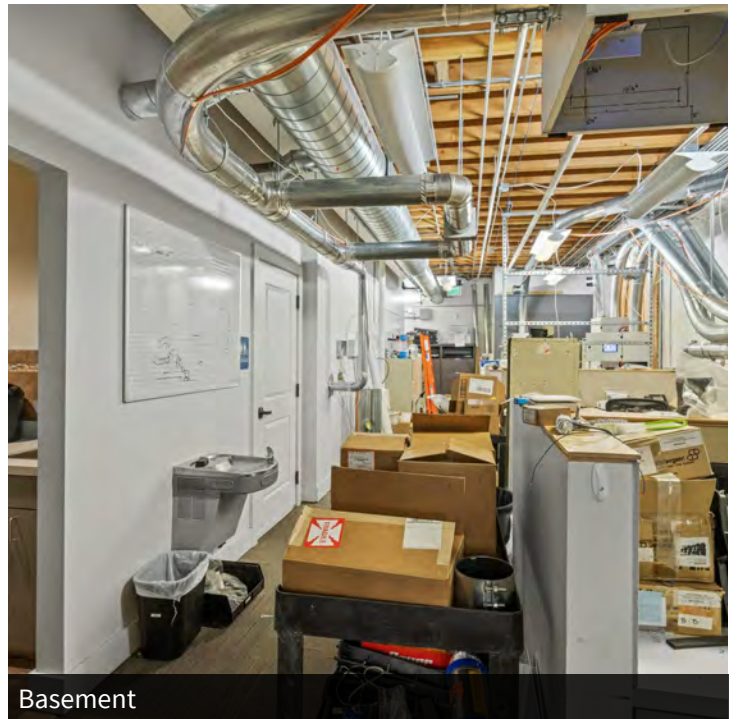
Lobby



Blake St. view from 2nd floor



Basement



Basement

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# SPACE PLAN



LEVEL 2  
1/8" = 1'-0"



LEVEL 1  
1/8" = 1'-0"

