

For Lease
1623 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	29,790	226,601	469,546
Average Household Income	\$98,327	\$84,913	\$92,465
Daytime Employees	119,271	237,401	380,295

*Source: SitesUSA

Location & Area Amenities

- Coors Field, Larimer Square, several major attractions, museums, and parks within a short walking distance
- Only 1/2 a block from 16th Street Mall
- Easy, quick access to I-25 & I-25 Express Lanes
- Strong growth in area demographics and population
- Convenient access to RTD Light Rail, Bus, and Union Station

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



For Lease
7,328 SF Office Suite in
 Historic LoDo Building



The Carter Rice Building

1623 Blake Street, Suite 100 | Denver, Colorado 80202

Property Overview

- Large, open 7,328 SF office space in newly renovated historic Lower Downtown office building
- Unique features include a 4-story atrium with a glass elevator providing an abundance of natural light
- Bleacher-style seating, high exposed timber ceilings, original brick walls, and tasteful modern finishes
- Building offers complimentary secured bike storage and adjacent shower/locker rooms
- On-site ownership and property management
- Listed on the National Register of Historic Places

Lease Rate: \$37.00-\$40.00/SF FSG

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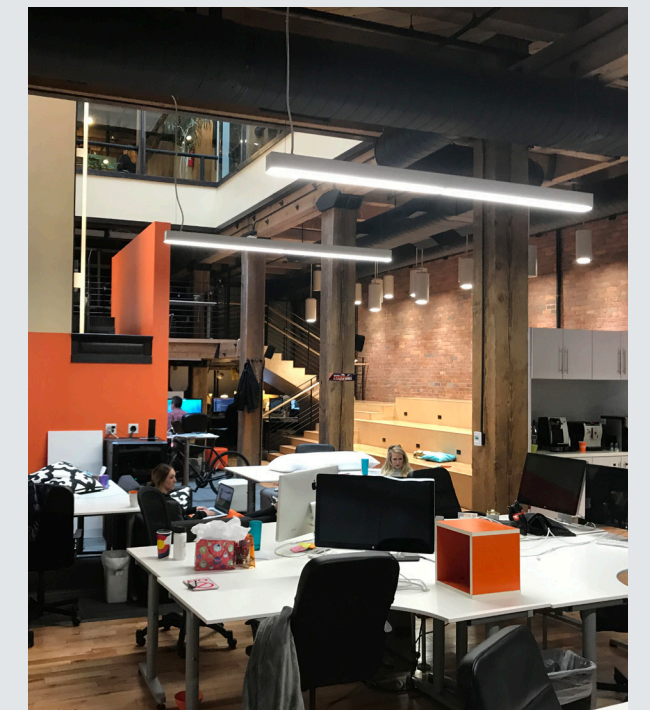
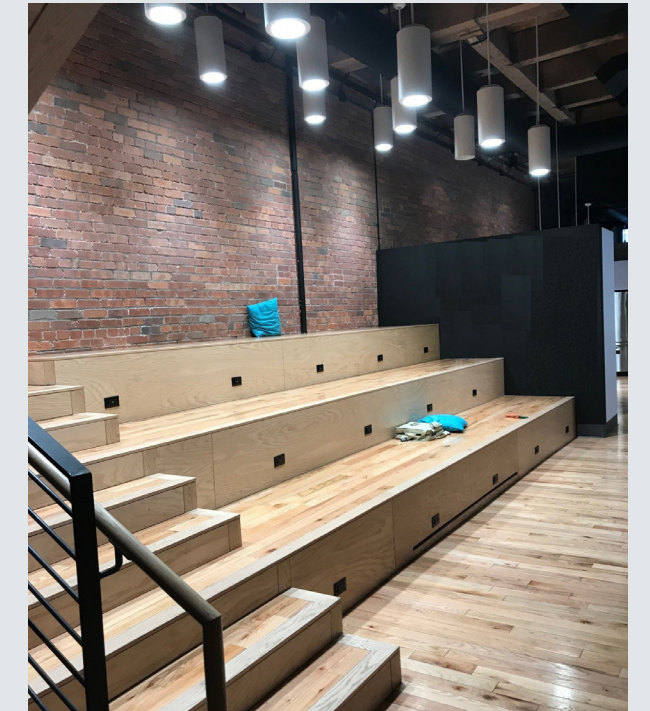
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Floorplans



Interior Photos



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