

2 2 2 8  
BLAKE  
STREET

DENVER, CO 80205





FULL BUILDING AVAILABLE FOR SALE/FOR LEASE

# 2228 BLAKE STREET

PROPERTY FEATURES

Building Size	17,835 RSF
Available Size	Suite 100: 8,925 RSF (Can demise to approx. 4.5k RSF) Suite 200: 8,910 RSF
YOC	2008
Rate	Negotiable
Availability	Immediate
Sales Price	Negotiable

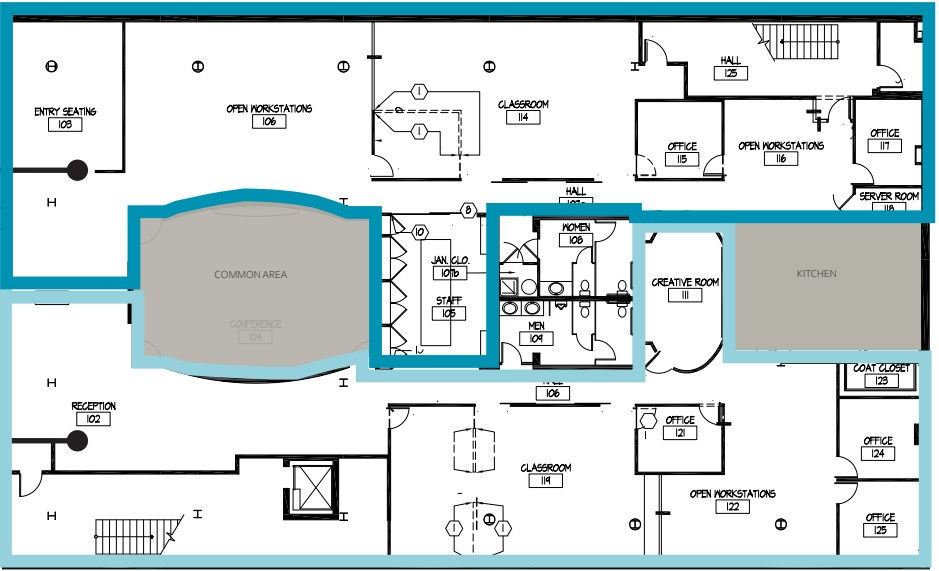
BUILDING FEATURES

- 2008 brick & timber construction
- Exposed brick with high ceilings
- Move-in ready condition
- Suites include open spaces for workstations, training rooms, private offices, reception, collaboration areas, kitchen
- Building signage available fronting Blake Street with strong visibility. Each suite offers separate entrance
- Highly amenitized area with numerous food & beverage and retail in the surrounding area
- Immediate access to I-25 via Park Avenue & 20th Street

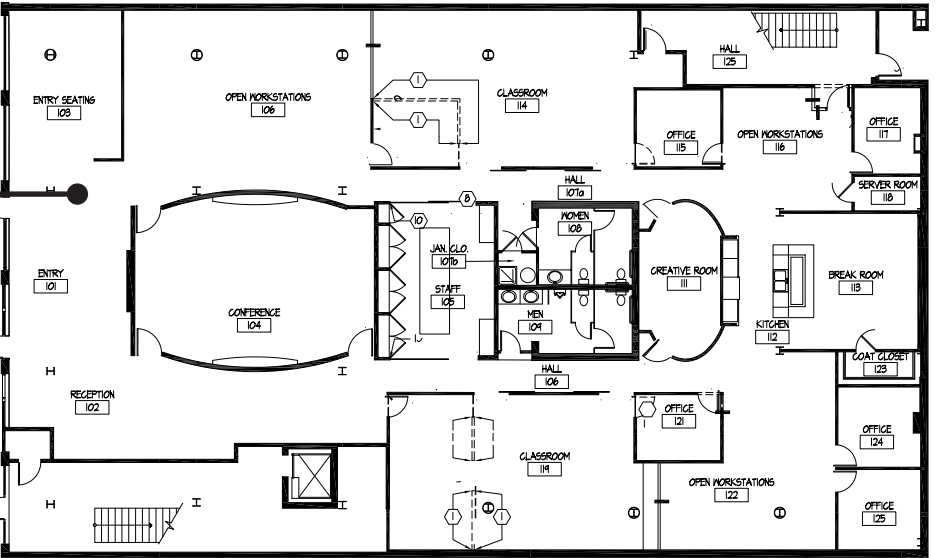


FIRST FLOOR

SUITE 100  
4.5K RSF



SUITE 150  
4.5K RSF



FULL  
FLOOR

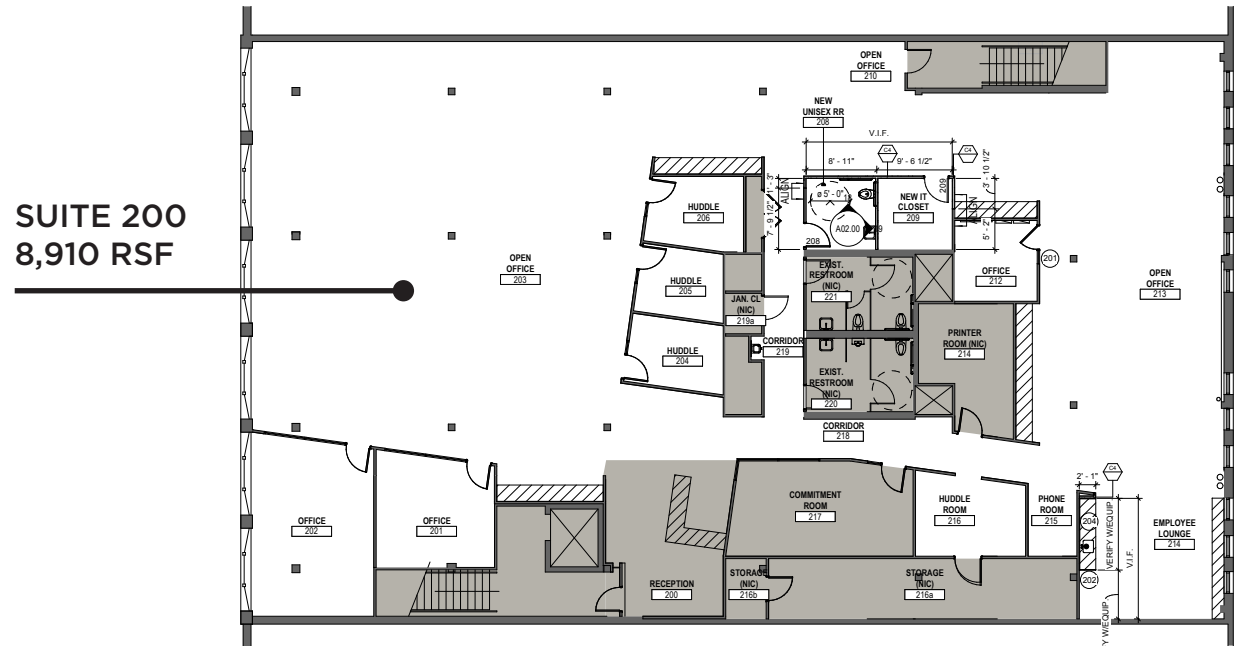
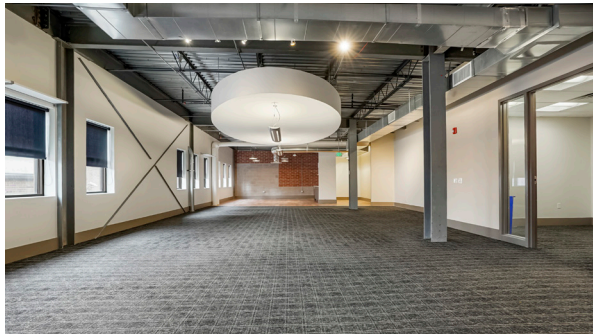


FIRST FLOOR

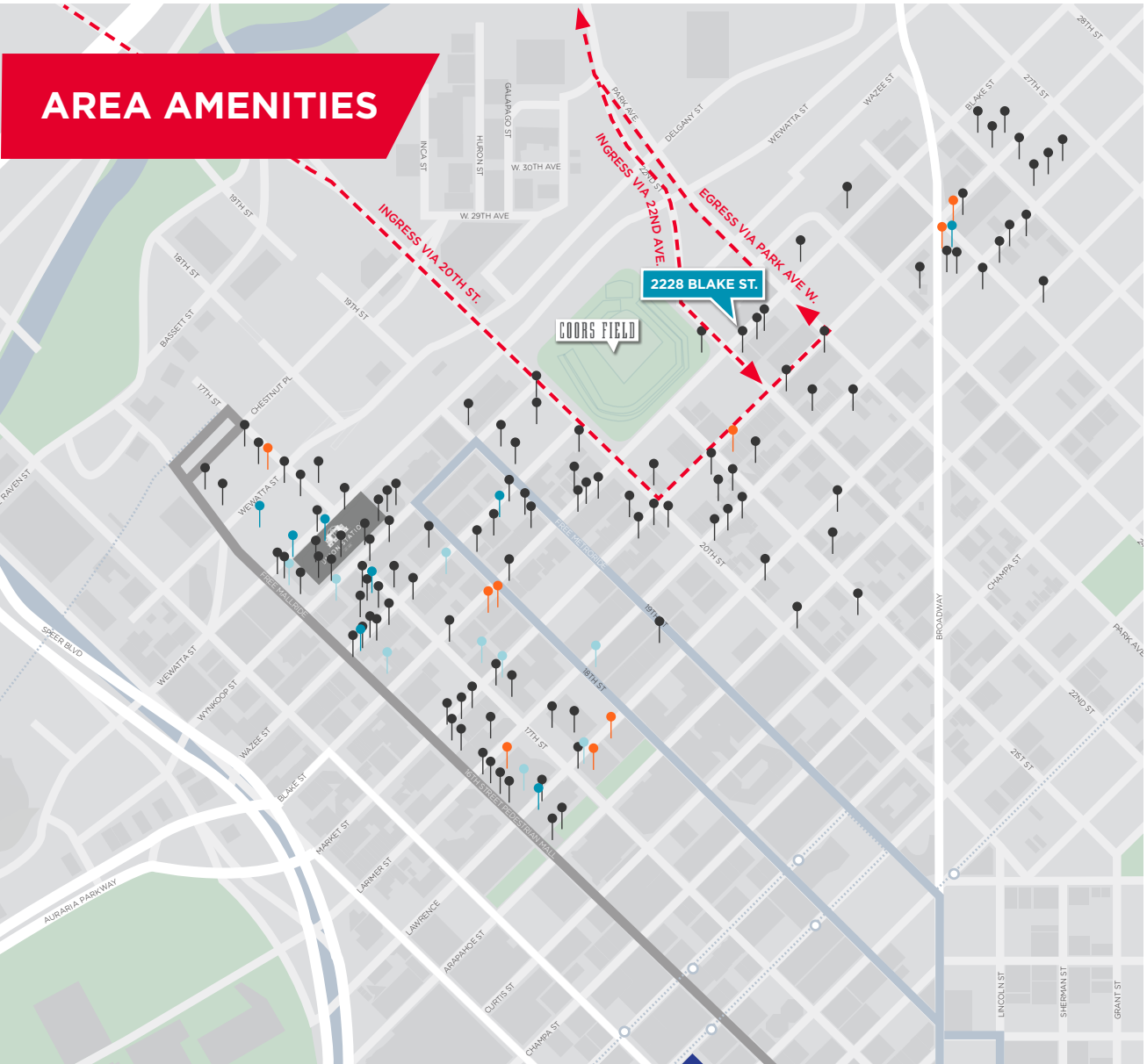


FULL BUILDING AVAILABLE FOR SALE/FOR LEASE

# 2228 BLAKE STREET



## AREA AMENITIES



**97**  
Walk Score



**98**  
Bike Score



**87**  
Transit Score

### EAT + DRINK

- Tavernetta
- Ajax Downtown
- Starbucks (2)
- Bao Brewhouse
- Tamayo
- Skyline Beer Garden
- Pony Up
- Heidi's Brooklyn Deli
- The Corner Bakery
- Fat Stacks
- Cruise Room
- Blue Agave Grill
- The Delectable Egg
- Venice
- Machete
- Jax
- Urban Farmer
- Mangiamo Pronto!
- Amante Coffee
- Illegal Pete's
- Oscar Blues Grill & Brew
- Two Fisted Mario's Pizza
- Flight Club
- BD's Mongolian Grill
- Slice Works
- The Cheesecake Factory
- Smashburger
- Wynkoop Brewery
- Tupelo Honey
- Snooze AM Eatery
- Thirsty Lion Gastropub
- Zoe Ma Ma
- Sweetgreen
- Blazing Bird
- Jimmy John's
- Whole Foods
- Tao Boba
- Icehouse Tavern
- Rodizio Grill
- Hopdoddy Burger Bar
- The Kitchen Next Door
- Mercantile Dining and Provision
- Spicy Pickle
- Blanchard Family Wines
- Seven Grand Whiskey Bar
- Kachina Cantina
- Poka Lola
- Milk Market
- Stowaway Kitchen
- Brother's Bar & Grill
- Snarf's Sandwiches
- Coffee High Co.
- Cherry Cricket
- Sandlot Brewery
- Ian's Pizza
- The Tavern on Blake St.
- Denver ChopHouse
- Jackson's LoDo
- Tom's Watch Bar
- Zanzibar Billiards Club
- Herb's Hideout
- IUP Arcade
- The Gin Mill
- Dierks Bentley Whiskey Row
- Viewhouse
- Hayter's

### Sports Column

- Larimer Beer Hall
- El Tejano
- Ballpark Vienna Beef
- Milk & Honey
- Sonny's Tacos
- I-Fish Ramen
- Milepost Zero
- Mile High Spirits
- The Lobby
- Aloy Thai
- Jagged Mountain Brewery
- Mexico City Restaurant
- Marco's Coal Fired Pizza
- Carmine's - McGregor Sq.
- Tap Fourteen
- Giggling Grizzly
- Ophelia's
- Attimo Wine
- Death & Co.
- Cart-Driver
- Los Chingones
- Port Side
- Work & Class
- Uchi Denver
- Il Posto
- 4Play Kitchen & Cocktails
- Sushi-Rama
- TheVelvet Cellar
- Park Burger
- Voicebox
- 10 Barrel Brewing
- Lea Jane's Hot Chicken

### BANKS

- Wells Fargo
- BBVA Compass
- Citywide Banks
- FirstBank
- U.S. Bank
- Guaranty Bank
- Bank of America
- Citibank

### HEALTH + FITNESS

- EGYM
- Colorado Athletic Club
- River North Pilates
- Club Form Fitness
- YogaDates
- The Pilates Movement
- The FIT Co.
- Ashtanga Yoga
- Big Power Yoga

### HOTELS

- Limelight Denver
- Four Seasons
- The Maven
- Westin Hotel
- The Oxford Hotel
- Nativ Hotel
- The Rally Hotel
- Ramble Hotel
- The Crawford Hotel





**YOUR SIGN  
HERE**

## Contact

### **MICHAEL COPPOLA**

Director

+1 303 312 4212

[michael.coppola@cushwake.com](mailto:michael.coppola@cushwake.com)

### **KRIS KERR**

Associate

+1 720 357 1161

[kristoff.kerr@cushwake.com](mailto:kristoff.kerr@cushwake.com)

### **MITCH VEREMEYCHIK**

Senior Associate

+1 303 312 4235

[mitch.veremeychik@cushwake.com](mailto:mitch.veremeychik@cushwake.com)

### **TODD WHEELER**

Vice Chairman

+1 303 813 6441

[todd.wheeler@cushwake.com](mailto:todd.wheeler@cushwake.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.