

# OFFICE / RETAIL SPACE FOR LEASE

**SGR**  
SHELDON • GOLD REALTY INC.  
*commercial real estate services*

1925 Blake St. • Denver, CO 80202



# OFFICE / RETAIL SPACE FOR LEASE

1925 Blake St. ● Denver, CO 80202



## Building Size:

15,137 SF

## Year Built:

1890 Original Brick and Timber Construction, Exposed Joist Ceiling. All Suites, Lobby and Restrooms have been Totally Renovated.

## Available:

Suite - 100/150 - 2,363 SF to 4,956 SF

Suite - 200/201 - 2,315 SF to 5,053 SF

## Lease Rate:

\$38/SF Modified Gross

## Stories:

2

## Expenses:

Tenant Pays Own Electricity, Janitorial, Phone & Internet.

## County:

Denver

*High Ceilings Throughout  
with All New Skylights*

*Suites 100 and 200 have Private  
Entrances from Blake Street*

*1/2 Block from Coors Field,  
McGregor Square and Dairy Block*

*3 Blocks from Union Station*



SHELDON ● GOLD REALTY INC.  
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9025 E. Kenyon Ave., Suite 100, Denver, CO 80237  
[sg-realty.com](http://sg-realty.com)

**George Moseley**

[gmosley@sg-realty.com](mailto:gmosley@sg-realty.com)

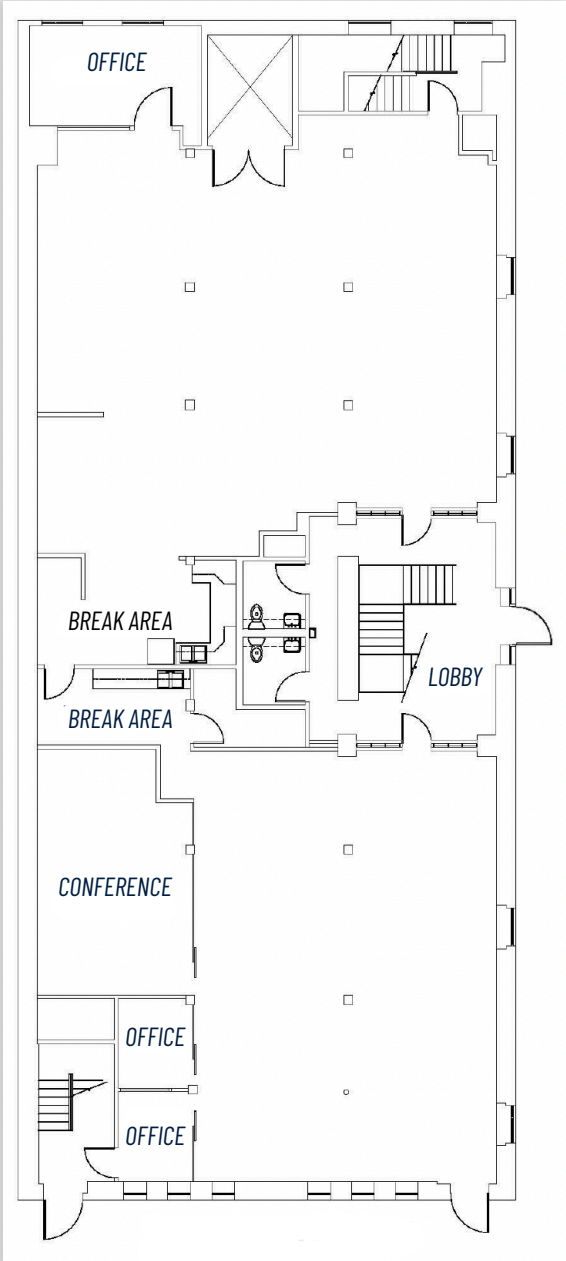
Office: 303.741.2500

Mobile: 303.204.3581

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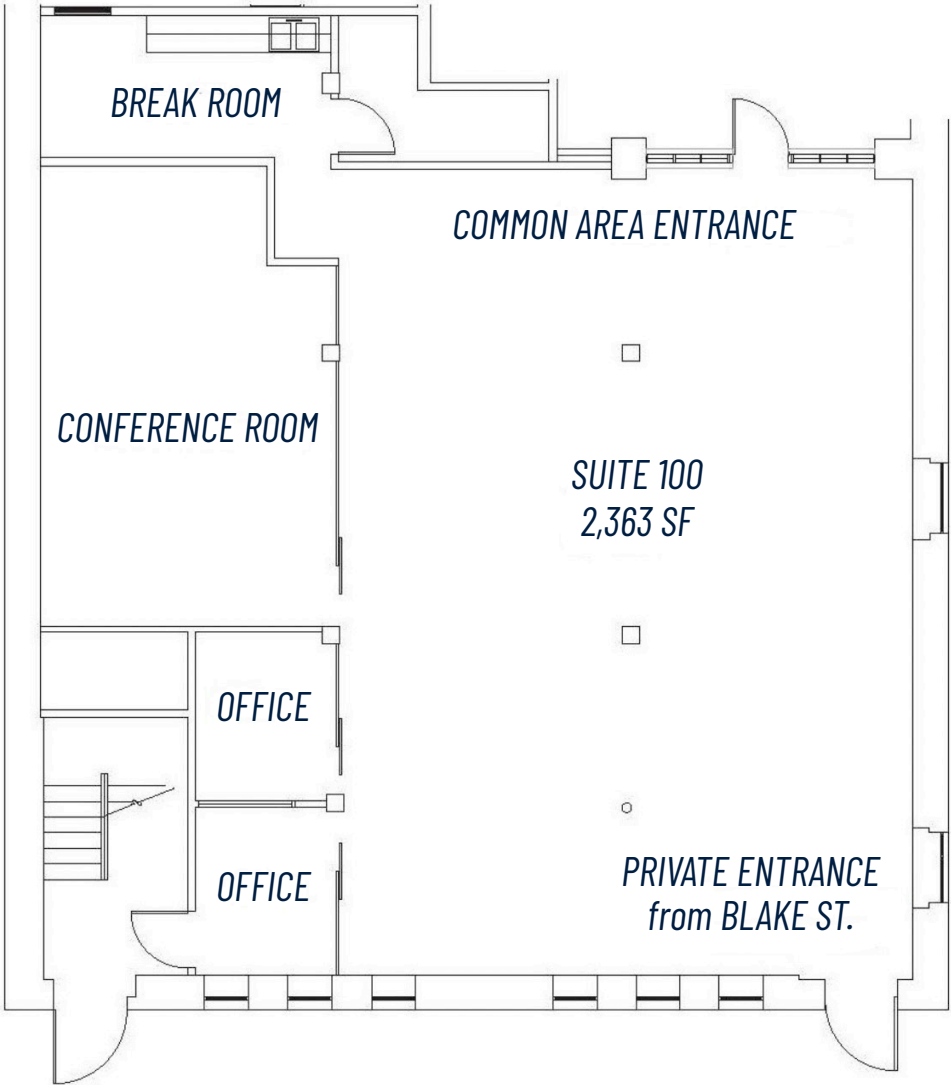
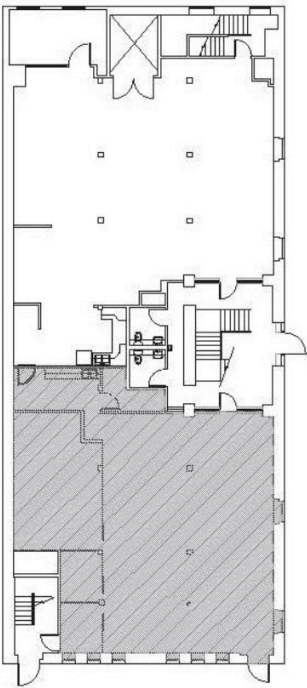
**Entire Suite 100**  
**4,956 SF**



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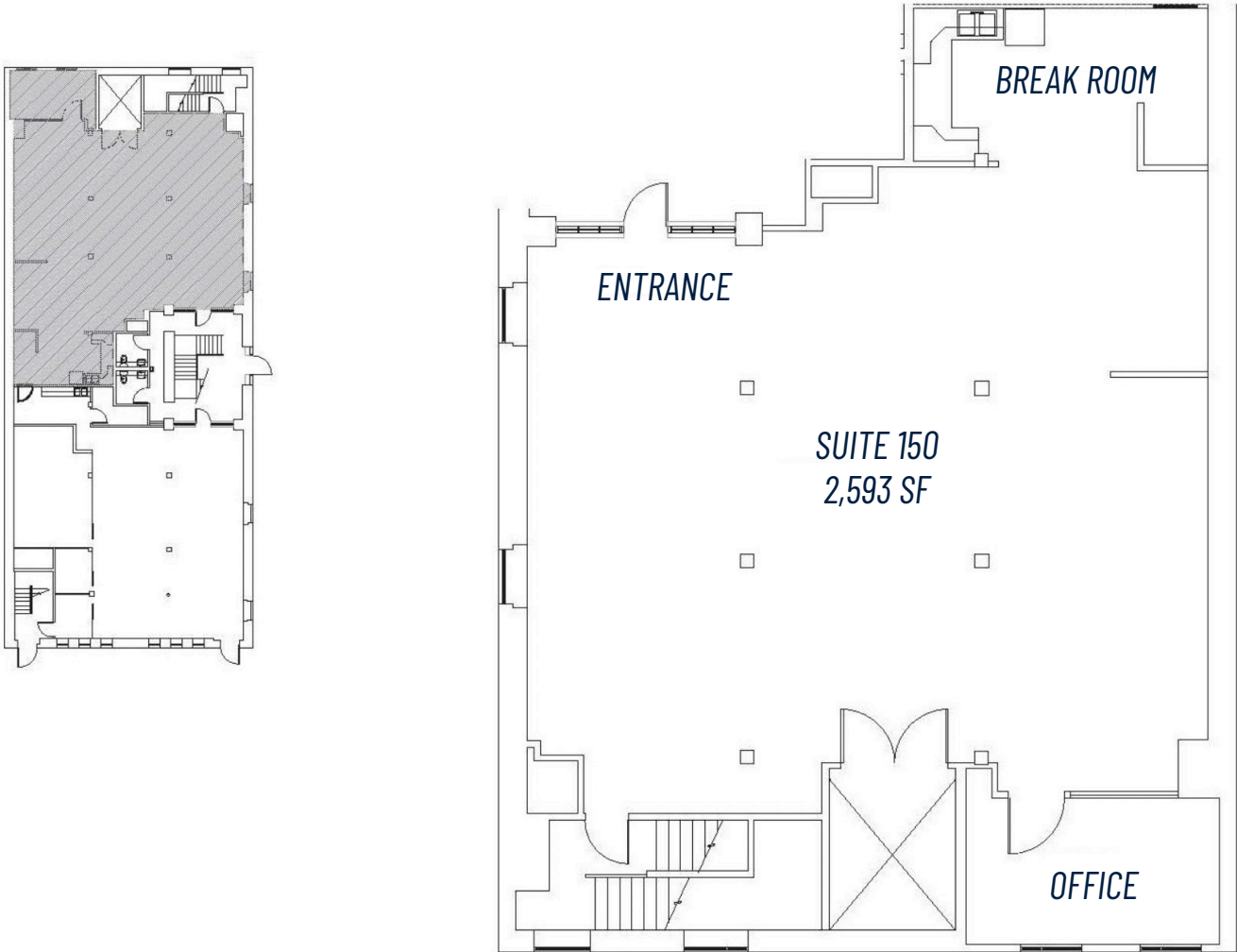
**DEMISED Suite 100**  
**2,363 SF**



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**DEMISED Suite 150**  
**2,593 SF**



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**Suite 200**  
**2,315 SF**



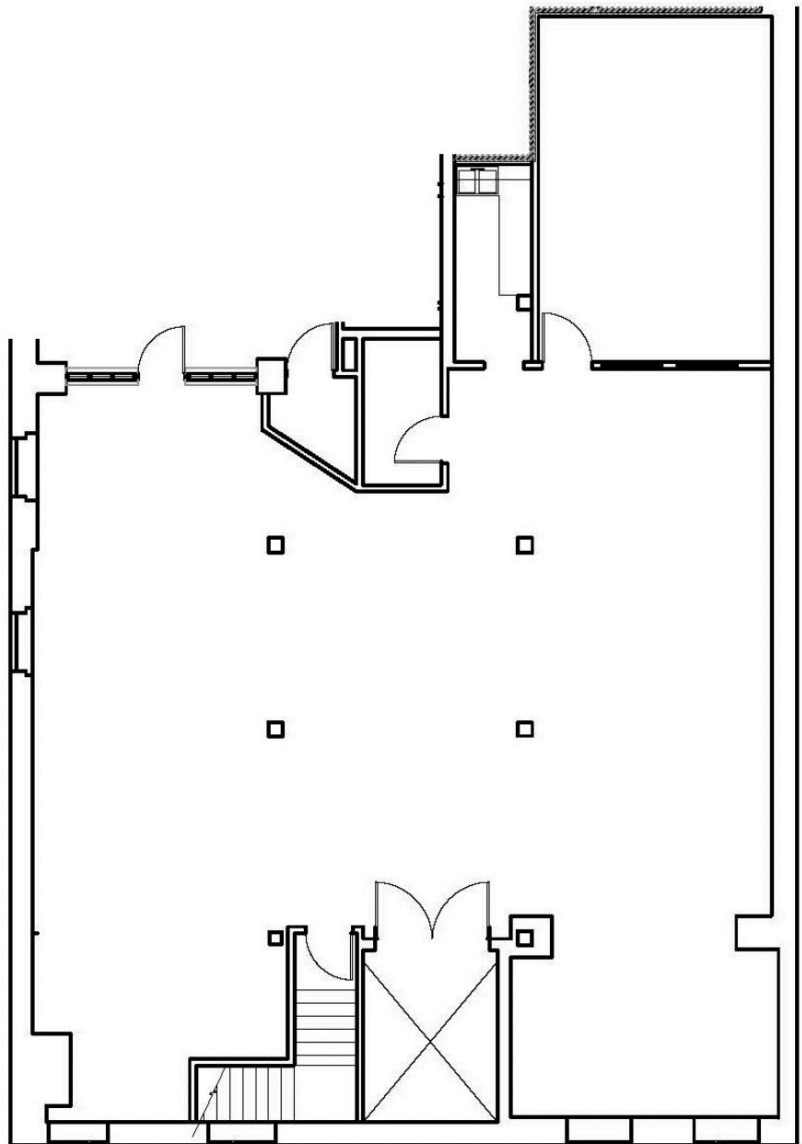
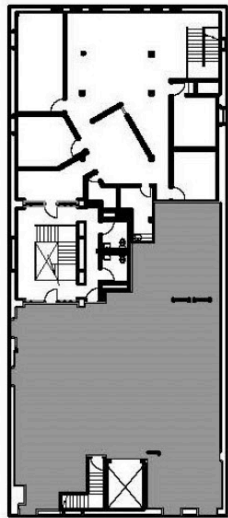
# OFFICE SPACE FOR LEASE

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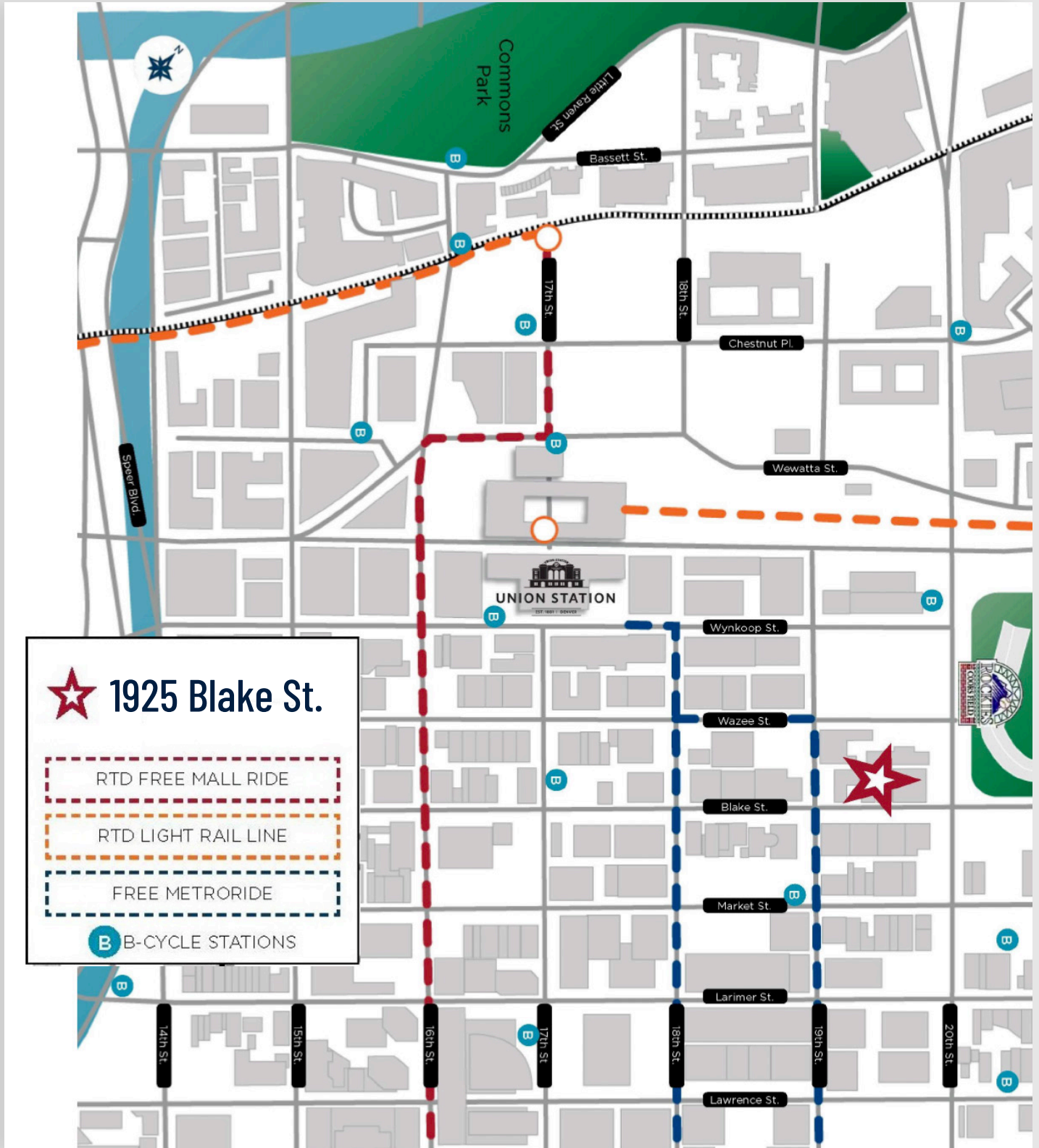
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***Suite 201***  
***2,738 SF***



# DOWNTOWN DENVER TRANSPORTATION





# 1925 BLAKE ST. PARKING OPTIONS WITHIN 3 BLOCKS

Location	Address	Covered?	Operator	Contact Info	All-Day Rate	Monthly Rate	Distance
NE Corner Blake St & 20th St.	1401 20th St	N	Ambassador	303-972-4510	\$ 12		1/2 Block
SW Corner of 20th St & Market St.	1400 20th St	N	Focus Property Grp	303-296-7550	\$ 20		1 1/2 Blocks
E Side of Market St Btwn 20th & 21st St	2090 Market St	N	Time Park	303-893-1414	\$ 10		1 1/2 Blocks
NE Corner of 21st St & Market St	1401 21st St	N	Time Park	303-825-9192	\$ 8		2 1/2 Blocks
McGregor Square	1901 Wazee St	Y	Parkwell	720-504-3620		N/A	2 Blocks
SE Crnr 19th St & Wynkoop St	1890 Wynkoop St	Y	Premier Parking	premierparking.com	\$ 18		2 Blocks
NW Crnr Wazee & 18th St	1615 18th St	Y	Parkwell	goparkwell.com	\$ 19		2 1/2 Blocks
SE Crnr Wazee St & 18th St	1760 Wazee St	N	SP Parking	SPPlus.com	\$ 20		2 1/2 Blocks
18th St Btwn Wazee & Blake	1755 Blake St	Y	LAZ Parking	LazParking.com	\$ 18	\$ 235	1 1/2 Blocks
NW Crnr Market St & 18th St	1801 Market St	N	LAZ Parking	LazParking.com	\$ 6	\$ 210	2 1/2 Blocks
SW Crnr Market St & 18th St	1401 17th St	Y	Interstate Parking	ParkLodoTowers.com	\$ 30		2 1/2 Blocks