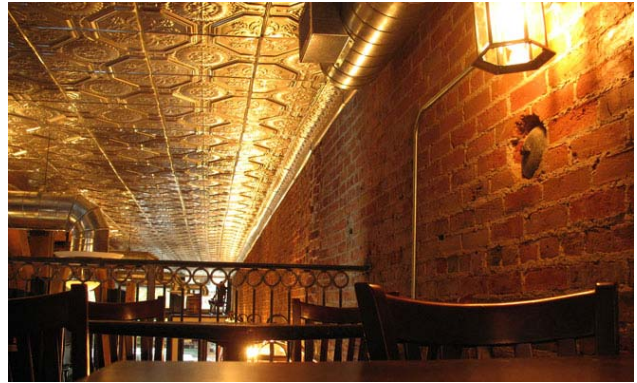


FOR SALE – LODO
Historic Blake Street Vault Building
Office/Retail/Restaurant

6,250 SF PER PUBLIC RECORDS
10,275 SF USABLE
DOWNTOWN DENVER ZONED B-7



1526 Blake Street

Building SF:	6,250 SF (10,275 SF usable)
First Floor:	3,125 SF w/ 16' ceilings + 900 SF (mezzanine)
Second Floor/Office:	3,125 SF w/ 14' ceilings
Basement:	3,125 SF w/ 7' ceilings
Zoning:	D-LD, UO-1
YOC:	1863
Site Size:	3,125 SF
Parking:	Street
Taxes:	\$35,743.97
Sale Price:	\$2,999,000

SPECIAL FEATURES:

- Walk to Coors Field and Union Station – LODO Proper
- Full remodel in 2007/2008 included updated electrical, plumbing, HVAC, security and fire alarm/sprinkler systems
- Ground level glass exposure and 16' ceilings
- Second floor has 14' ceilings with hardwoods/brick reveal, glass enclosed conference rooms and a entrance from Blake Street
- Full basement with 7' ceilings including offices, storage and food/beer coolers and a original 1880's walk-in vintage vault
- 11' original exterior glass/pine doors providing the restaurant with an indoor/outdoor feel



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
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