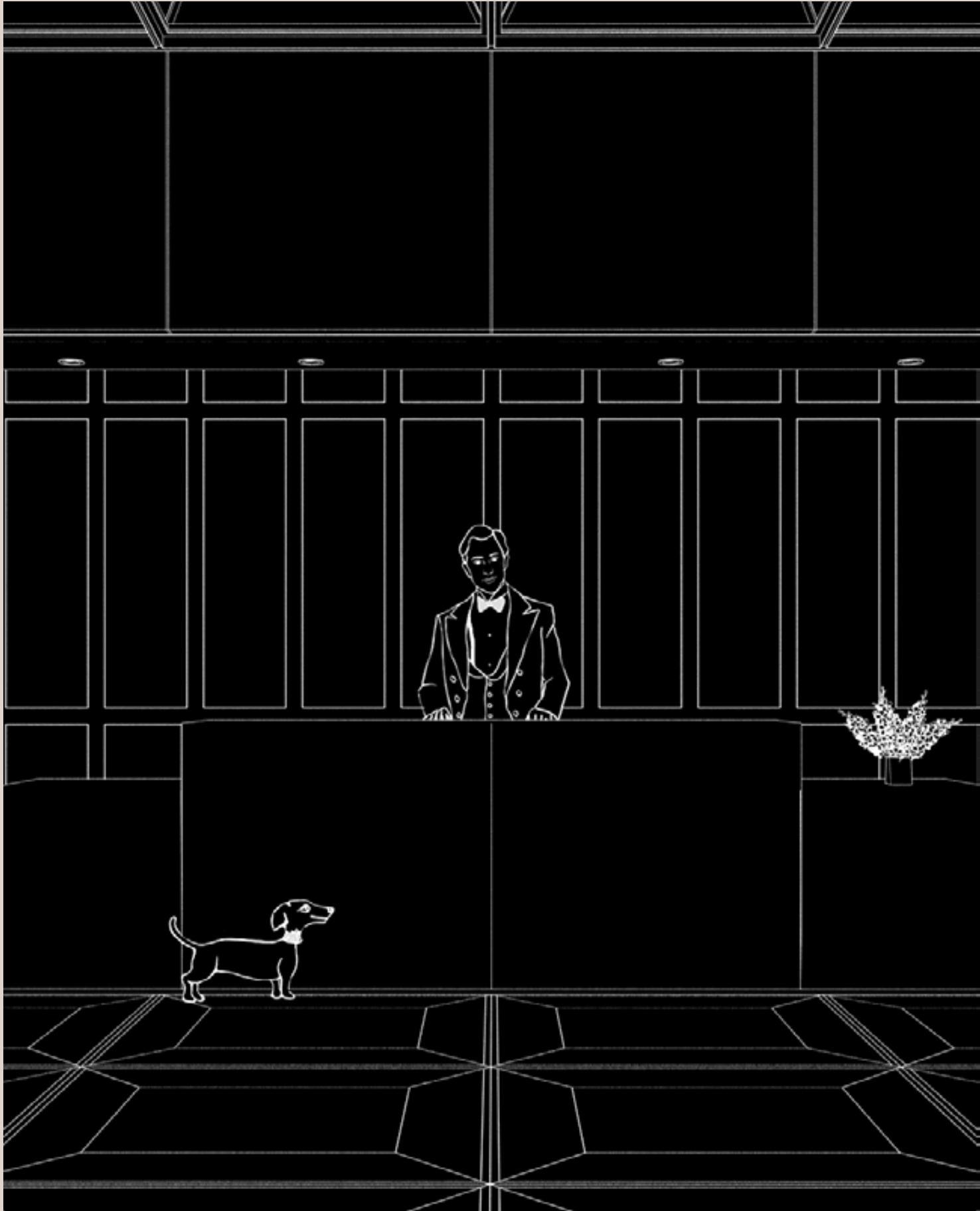


# 1860

BLAKE STREET TERRACE



A PRIVATE RETREAT

LODO - DENVER

# ❧ GREETINGS ❧



Welcome to Blake Street Terrace, a remarkable sanctuary that sprawls across an impressive **91,591** square feet.

This exceptional property is a harmonious blend of history and modernity, featuring four distinctive components that make it truly extraordinary.

At its core, an elegant three-story Italianate-style building stands as a testament to the timeless charm of the past. Rising above it, a contemporary ten-story tower offers a glimpse into the future, housing two luxurious penthouses that occupy entire floors.

Convenience meets sophistication with an integrated parking facility, providing **127** spaces on the lower levels.

And to top it all off, four unique outdoor areas beckon, offering a vast expanse of **17,000+** square feet for unforgettable entertainment and hospitality experiences.

Blake Street Terrace is a rare gem that encapsulates the essence of grandeur and exclusivity.



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WHERE V I S I O N MEETS OPPORTUNITY

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# S P E C S

## TOWER BUILDING POTENTIAL



### FLOOR 1 - 3

GARAGE (127 spaces)

### FLOOR 4

LOBBY SPA KITCHEN

10,259 sqft

PATIO

2,681 sqft

ROOFTOP POOL

6,000 sqft approx.

### FLOOR 9 (PH1)

RESTAURANT BAR

7,300 sqft

TERRACE

1,500 sqft approx.

### FLOOR 10 (PH2)

CLUB LOUNGE

7,160 sqft

SKY DECK

7,300 sqft approx.

### FLOOR 5 - 8

HOTEL

37,948 total sqft

at

9,487 (per floor)

INTERIOR

62,667 sqft

EXTERIOR

17,481 sqft

TOTAL

80,148 sqft

# LOCATION

— FREESTANDING —



Nestled in the heart of LoDo, this charming historic building is situated in a prime downtown location. It enjoys close proximity to Union Station, Coors Field, and the highly coveted Dairy Block, which is just a stone's throw away.

# HISTORY

ORIGINALITY



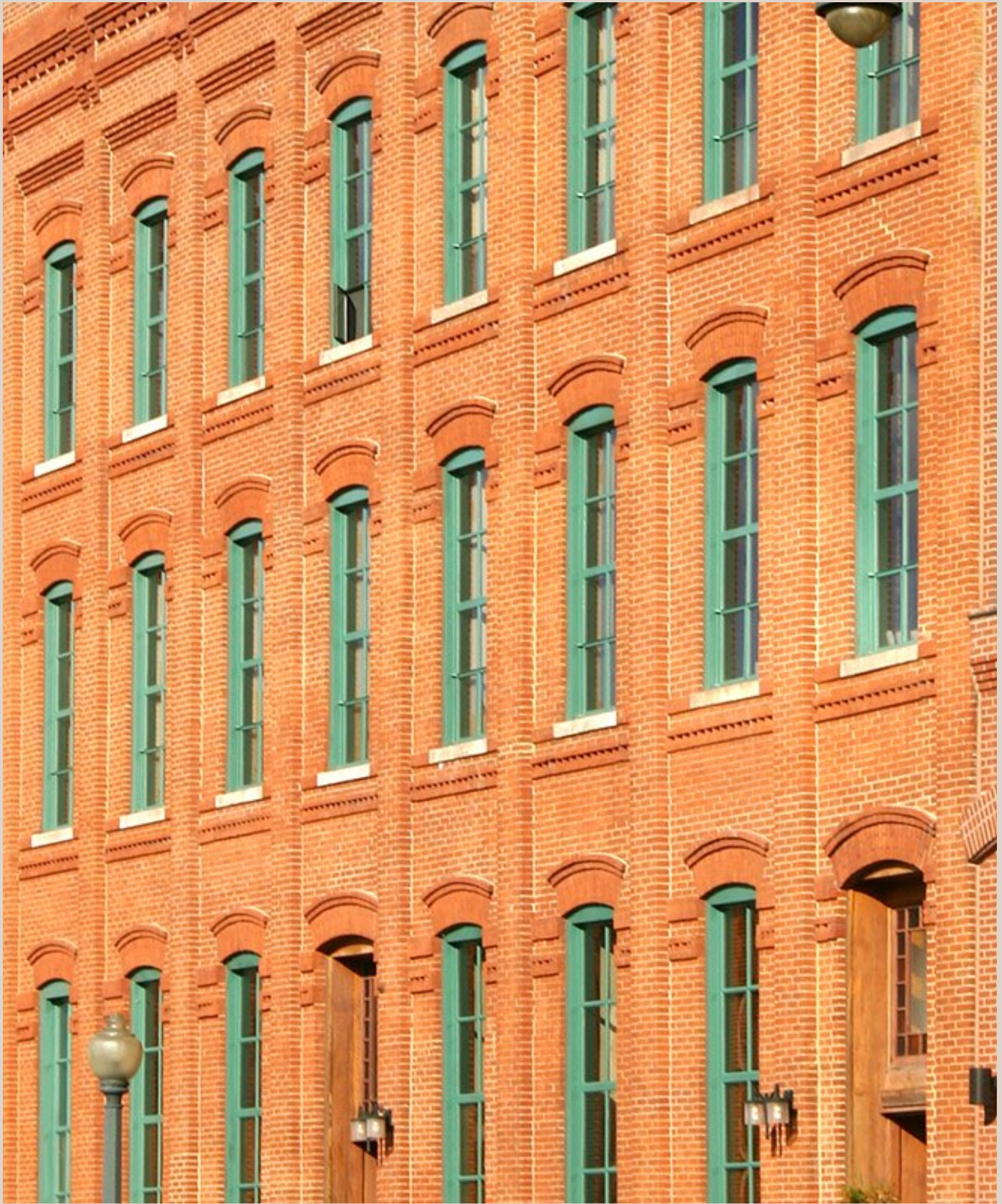
This structure was built for F.W. Crocker as a cracker factory. It was later used by the American Biscuit Manufacturing Company as a steam cracker bakery and was known as the Denver Steam Cracker Works. Nabisco occupied the building until 1945 before it was converted into a warehouse. In 1983, the building underwent renovation and the ten-story office structure at 1860 Blake Street was added.

# ARCHITECTURE

— TIMELESS —



The building features a contextual facade with an ornamental brick cornice. It has decorative bands, arched lintels, and stone sills for generously proportioned windows. Built of heavy timber in the Italianate style, its decorative stone masonry remains in near original condition, as do most of the exterior door and window openings.





# THE PENTHOUSES

EXCLUSIVITY



Designed for indulgence, the penthouses are the crown jewel at Blake Street Terrace.

With expansive rooftops boasting breathtaking views and private wrap-around terraces, these exclusive spaces offer a one-of-a-kind entertainment experience. Whether it's a restaurant, bar, or lounge, the backdrop of Denver's iconic landscape and the majestic Rocky Mountains will elevate any hospitality concept.

# LUXURY

CONVENIENCE



As you arrive, the private driveway entrance welcomes guests with a unique amenity service seamlessly incorporated within the building. The garage, integrated within the tower, boasts a generous capacity of 127 parking spaces. A porte cochère serves as a grand entrance, providing a cultivated arrival experience for both guests and members. It is perfect for round-the-clock valet service, providing an immediate respite from the bustle of the city. Guests have the privilege of preferred parking, ensuring their comfort and convenience from the moment they step foot on the property.

# VIEWS

EXCEPTIONAL



From the expansive penthouse rooftop to the exclusive private terraces that surround it, every corner of this remarkable property offers breathtaking views of the bustling cityscape and the magnificent mountains that cradle it. The vast expanse of windows not only showcases the picturesque streets below but also floods the interior with an abundance of radiant natural light.

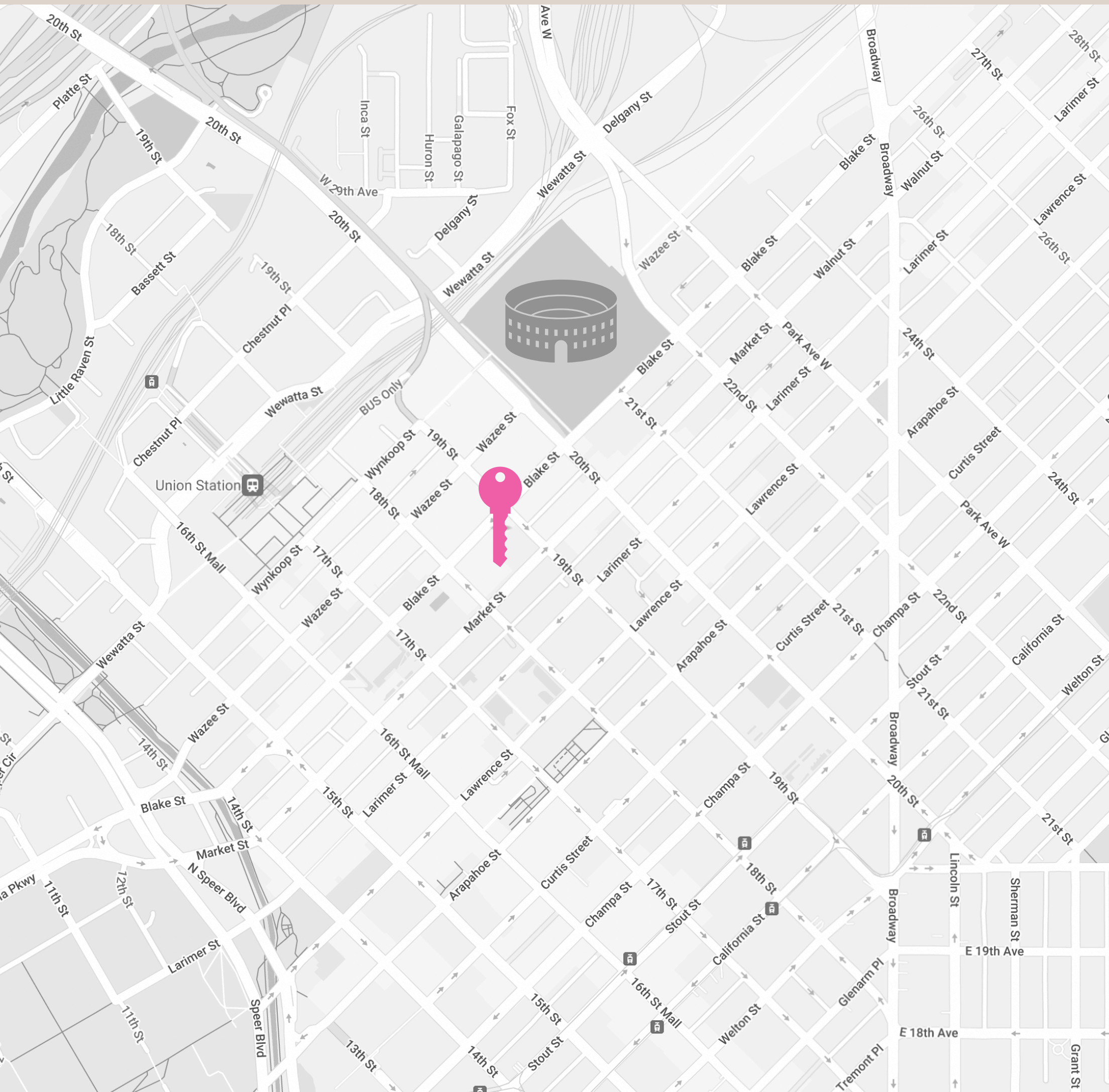
YOU ARE



HERE

# NEIGHBORHOOD

## THE NEW DOWNTOWN



# DEMOGRAPHICS

LODO



“LoDo is a thriving neighborhood known for its rich history and vibrant nightlife. This mixed-use historic district has experienced remarkable urban reinvestment and revitalization.”

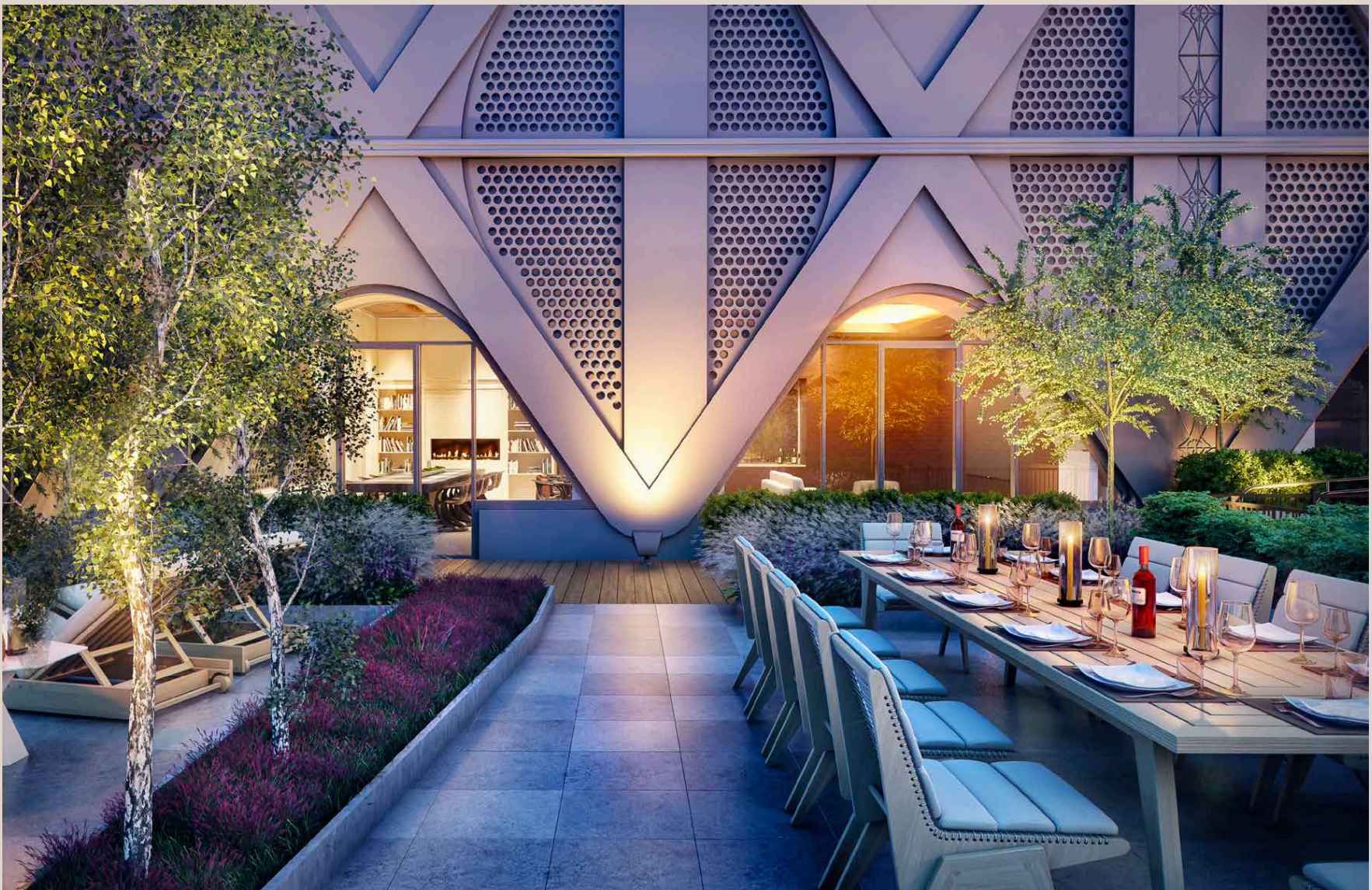
With the opening of Coors Field in 1995 and Pepsi Center in 1999, LoDo has become a coveted destination for sports enthusiasts. The area has also witnessed a surge in residential development, transforming old warehouses into upscale lofts. Combining contemporary architecture with historic buildings, breathtaking mountain views, and proximity to Cherry Creek and parks, LoDo is an attractive filming location for television and movies. Additionally, its 70+ bars and restaurants contribute to the city's economic growth.

# VISION

— OPPORTUNITY —



BEFORE



AFTER











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