



THE CHARLIE BLAKE

RINO / DNVR

WRK + SOCIAL



3423



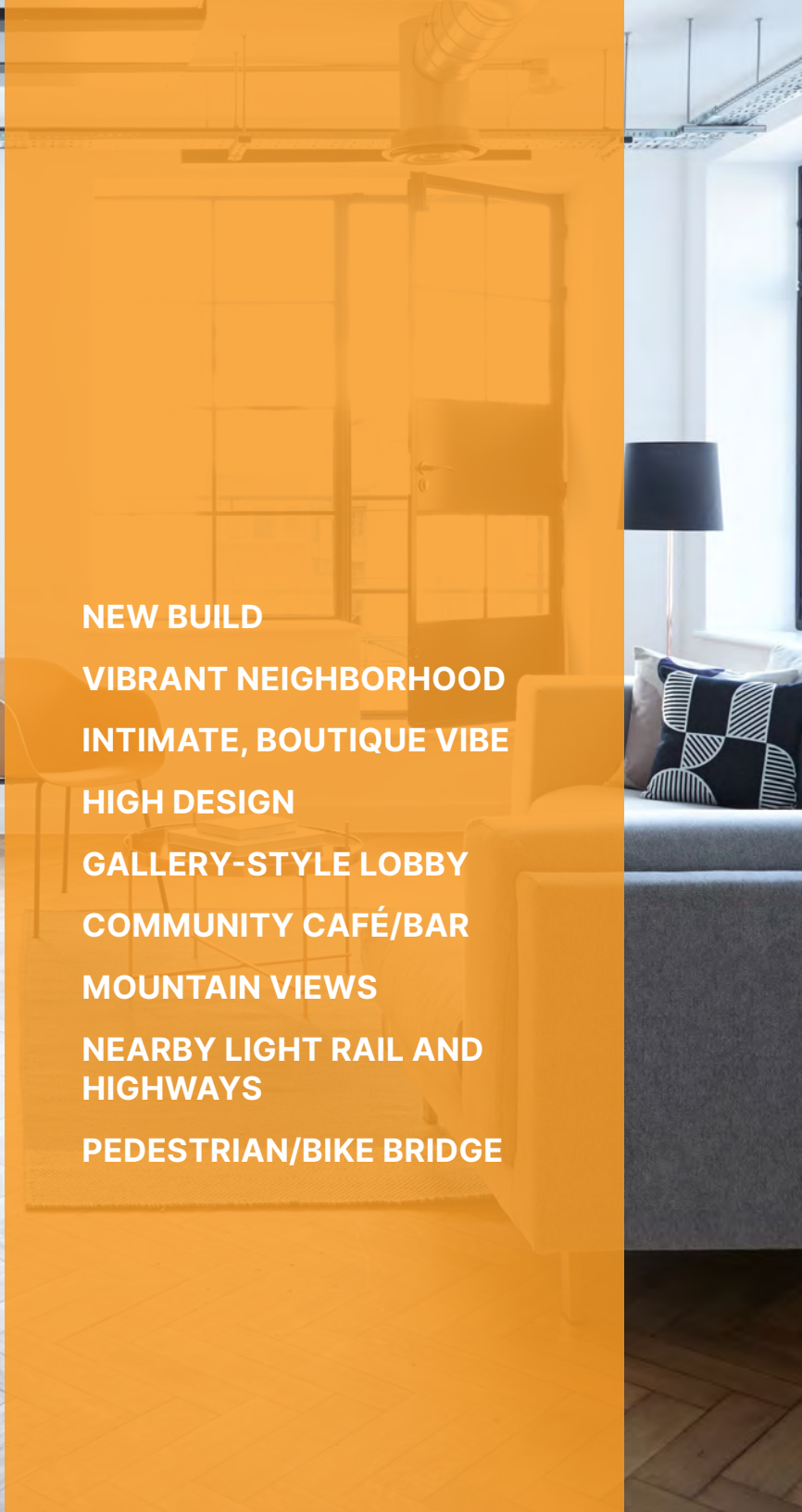


Business with art and heart
and a splash of upstart

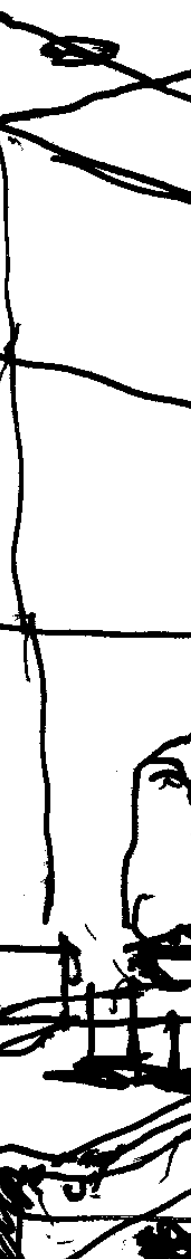
The what's next of RiNo and your business

Welcome to
The Charlie Blake,
where ambition
meets celebration.
Where you can meet
with clients privately in your
office or over coffee, lunch or a
handcrafted cocktail in the lobby.
Rising in the River North Art District,
on the site of a former fine art glass
studio, The Charlie Blake is as artful
and social as it is professional.
Like RiNo, it's a place where
everything feels possible.





NEW BUILD
VIBRANT NEIGHBORHOOD
INTIMATE, BOUTIQUE VIBE
HIGH DESIGN
GALLERY-STYLE LOBBY
COMMUNITY CAFÉ/BAR
MOUNTAIN VIEWS
NEARBY LIGHT RAIL AND
HIGHWAYS
PEDESTRIAN/BIKE BRIDGE





Start your day inspired

True to RiNo's art scene, the lobby creates a dramatic sense of arrival.

CONNECTED

Convenient commutes.
Walkable to RiNo's best.



38TH & BLAKE
STATION

THE
CHARLIE
BLAKE

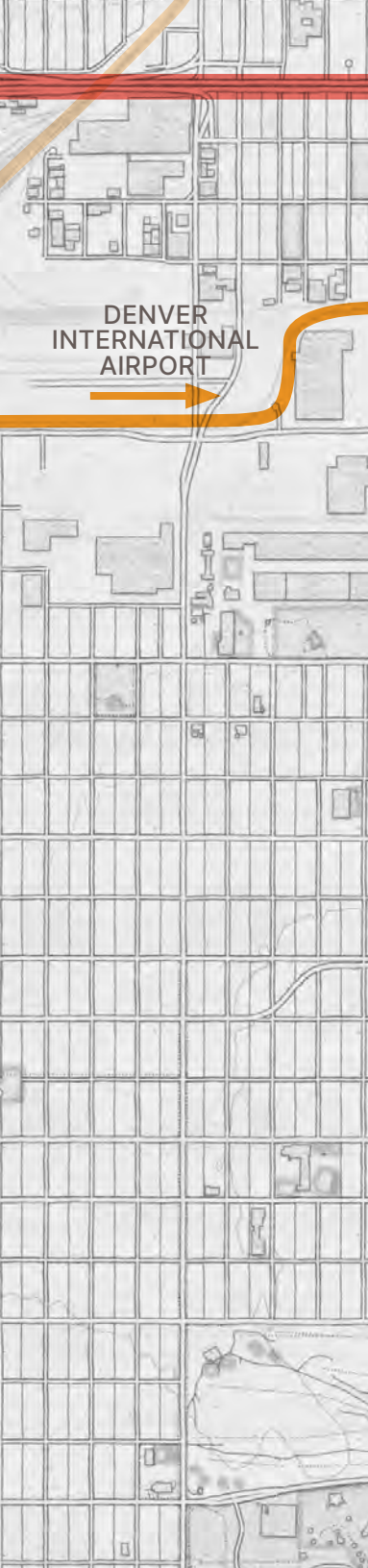
RINO / DNVR

UNION
STATION



DOWNTOWN
DENVER

BRIGHTON BLVD



Commuting simplified

Located in the heart of RiNo, The Charlie Blake gives you every kind of way to get from here to there. Walk two blocks to the 38th & Blake A-Line light rail station or hit the trails of future River North Park by crossing the adjacent pedestrian bridge to the Brighton Blvd. side of RiNo. Driving is a solid option too. The Charlie Blake is just minutes from I-70 and I-25.



4 MINUTE WALK

to the A-Line light rail station



10 MINUTE BIKE

to Union Station via Blake Street bike lane



27 MINUTE DRIVE

to Denver International Airport

A modern interior space featuring dark wood paneling on the walls and ceiling. In the foreground, there are two square marble tables with black chairs. In the background, a long marble bar counter is visible with white stools and a decorative gold chandelier hanging above it. The floor is made of large, dark marble tiles. The text "Timeless elegance that sets a new standard for RiNo" is overlaid in the center of the image.

Timeless elegance that sets
a new standard for RiNo



LOBBY - GALLERY

A dynamic public gathering space with rotating art exhibits.



ROCKY MOUNTAIN VIEWS

Office space begins on the sixth floor, providing every floor with panoramic views.



Sophisticated workspaces

How do you like your space? The Charlie Blake comes with seven floors of potential. Elegantly structured, but unfinished spaces give you the freedom to design a floor (or more) tailored to your needs. Stacked above four floors of parking, each office level comes with mountain views and the means to enjoy them. Windows stretch from floor to ceiling, flooding your space with Colorado sunshine. When your day could use some fresh breezes, just throw open a sliding glass door or two.





From work to play. Day to night.

The Charlie Blake puts you at center stage of RiNo's food, arts and cultural scene—and surrounds you with up-and-coming businesses like your own. Make it your personal mission to sample the dozens of nearby restaurants, wineries, breweries and one-of-a-kind shops and galleries. Lunch hour and after-hours will never be the same.














63 RESTAURANTS & BARS

22 BREWERIES,
DISTILLERIES & WINERIES

30 ART GALLERIES



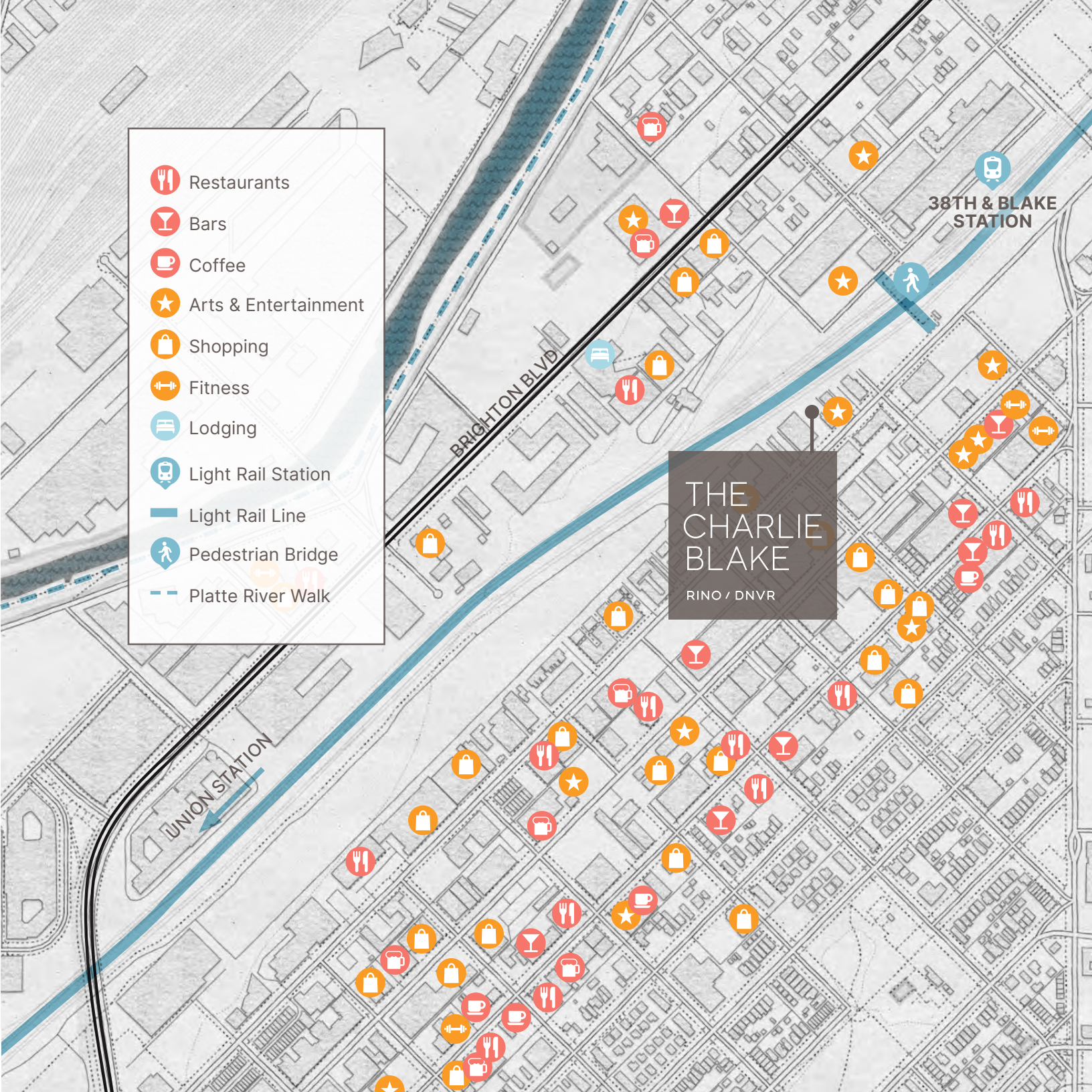
-  Restaurants
-  Bars
-  Coffee
-  Arts & Entertainment
-  Shopping
-  Fitness
-  Lodging
-  Light Rail Station
-  Light Rail Line
-  Pedestrian Bridge
-  Platte River Walk

BRIGHTON BLVD

38TH & BLAKE
STATION

UNION STATION

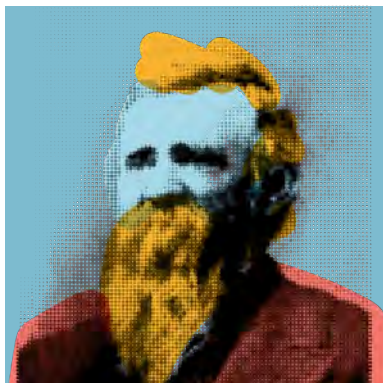
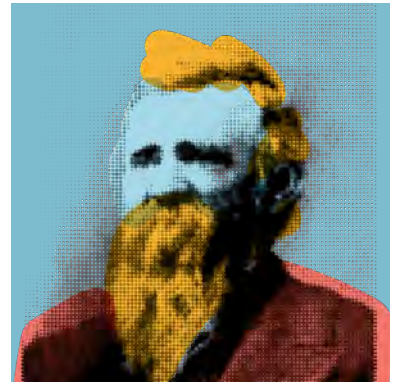
THE
CHARLIE
BLAKE
RINO / DNVR



Inspired by the past

This is the new home of Denver's can-dos and why-nots. Full of the entrepreneurial spirit that put Denver on the map. Our building was named for city founder Charles Blake, who saw wide-open possibility in our unending plains. Back in the mid-1800s, many a gold prospector found his way to Charlie's trading post, saloons and boarding houses. With our 21st century mix of work and play, we think plenty of people will find their way here, too.





NEXT GENERATION

A new choice in RiNo.
The next step for your
business.

Highly visible

signage opportunities



Facts-At-A-Glance



Certified mountain views from every floor

12

STORIES



Union Station is a 10-min bike ride away

Bike lanes on Blake Street to downtown



Pedestrian bridge next door



Trail walks at River North Park



Meet me at The Charlie

3



Blocks to light rail



1.1:1,000 sq. ft. parking ratio



90,000

Square feet of office space



Charles Blake, our building namesake. Denver founder. All-around go-getter.

The details

12 stories, total | 7 stories, office

Total building size: 90,000 SF

All day cafe/lounge

Floor size: 12,182 SF

97 secure, in-building parking spaces

Floor-to-ceiling height:
12' 6" unfinished ceilings
10' drop ceiling

30 enclosed bike-storage spaces

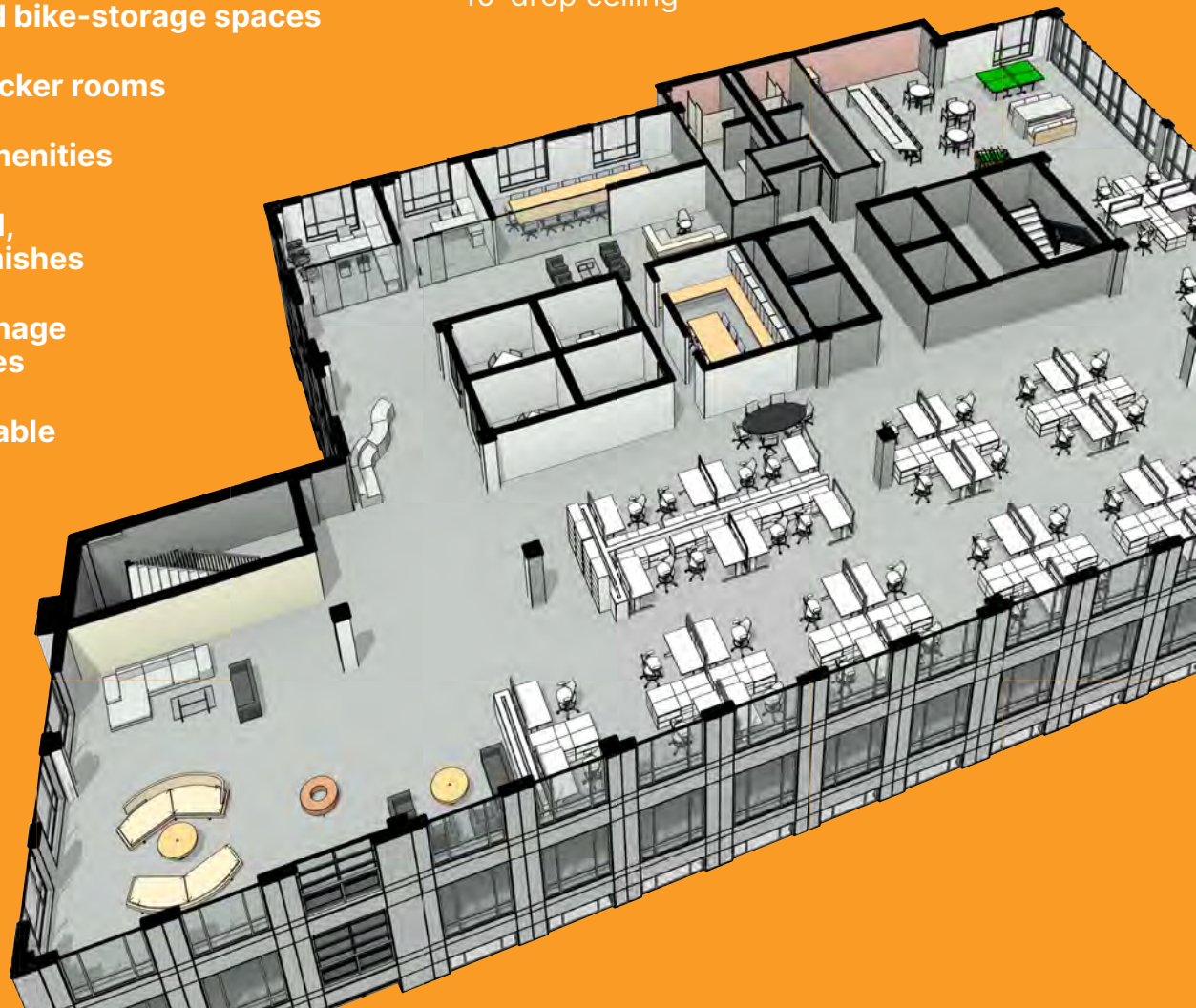
Shower & locker rooms

Walkable amenities

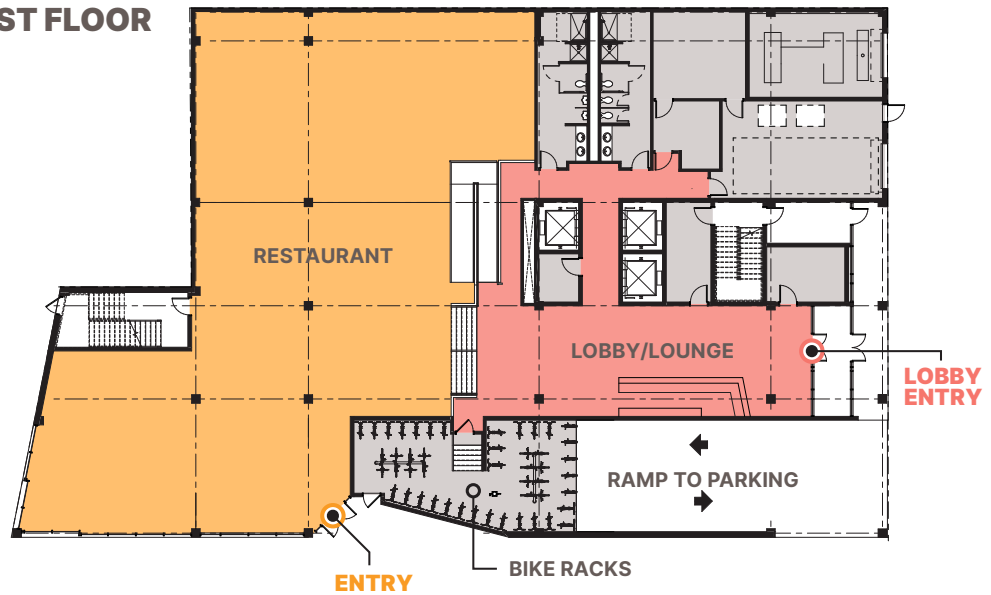
**Art-inspired,
high-end finishes**

**Exterior signage
opportunities**

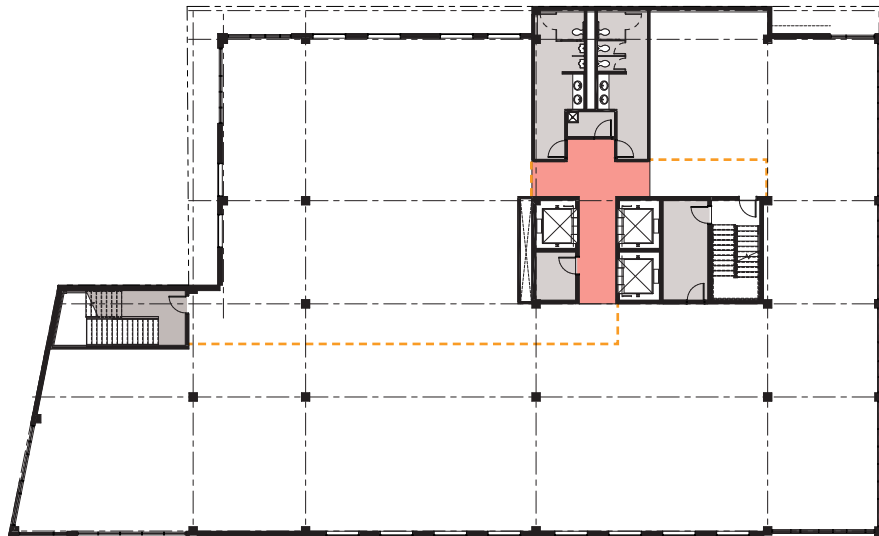
**Select operable
windows**

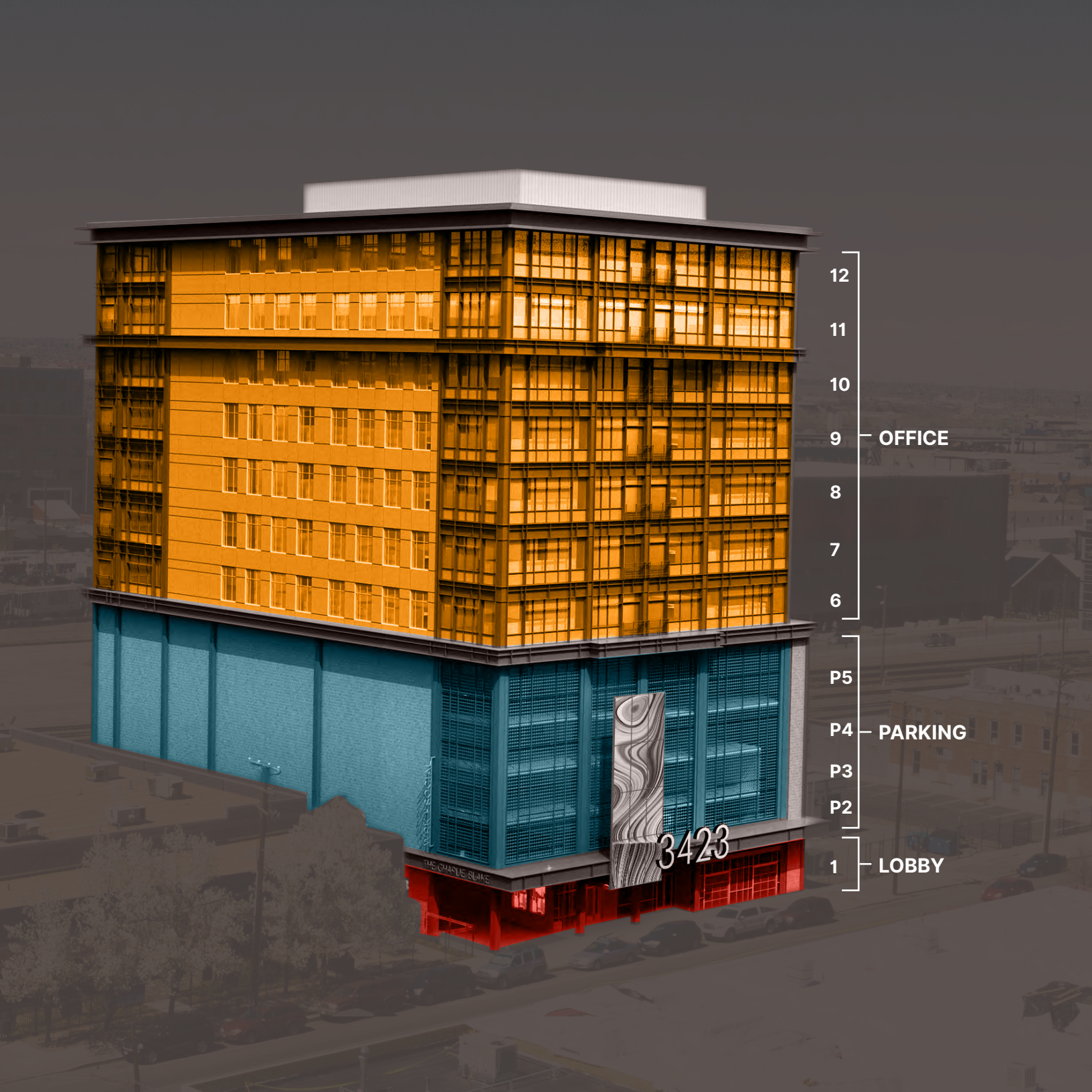


1ST FLOOR



TYPICAL FLOOR: 12,182 SF





12
11
10
9
8
7
6
P5
P4
P3
P2
1

OFFICE

PARKING

LOBBY

3423

THE CHARLIE BLAKE

RINO / DNVR

NEWMARK

JAMIE GARD

Executive Managing Director

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INFINITY
PROPERTY COLLECTION



MOA ARCHITECTURE



SAUNDERS



m a n d i l



THE CHARLIE BLAKE

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3423