



YORK STREET YARDS

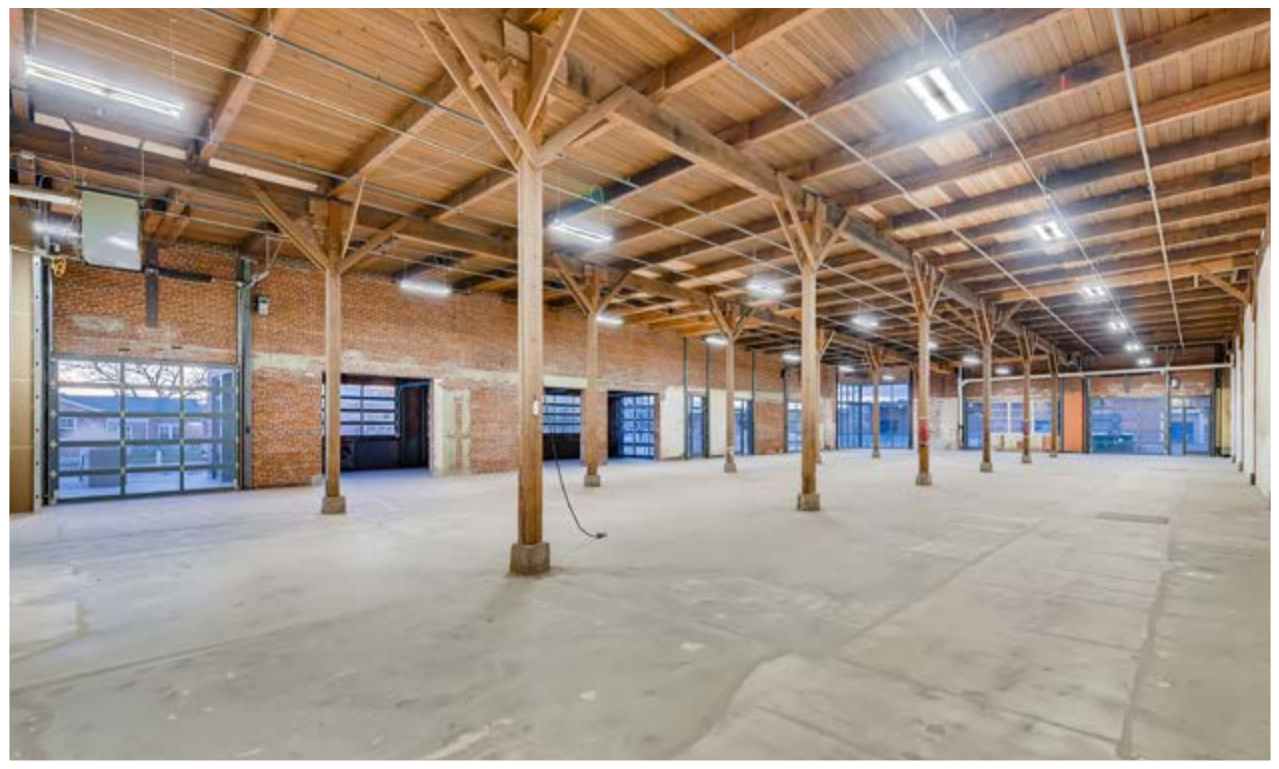


**All Are
Welcome At
York Street Yards**

A Site Rooted in History

- Brick & Timber
- Eleven Red-Brick Buildings
- 5,000 - 40,000 RSF
- 1.5/1,000 SF Parking Ratio
- Shared Meeting & Event Spaces
- Common Lunchrooms
- Bike Storage
- Locker Rooms & Showers
- Modern Restrooms
- Onsite Restaurants & Retailers

York Street Yards is a diverse and dynamic campus where Creative Makers come to thrive.



#YSYLIFE



OUTDOOR ACCESS



RETAIL

Retail Leasing Contact:
David, Hicks & Lampert Brokerage
303.694.6082

- Average 19-ft Ceiling Heights
- Opportunity Zone (I-1 Zoning)
- Climate Controlled
- Electrical Service by Xcel Energy
- Denver Water
- New Roofing
- Exterior Signage Opportunities
- Efficient Plans
- Free Parking
- Monthly Events

York Street Yards is an adaptive reuse campus with unique and customizable workspaces.

LOCATION

York St. to the west | 39th Ave. & Greenway to the north
Steele St. to the east | Schafer Park to the south

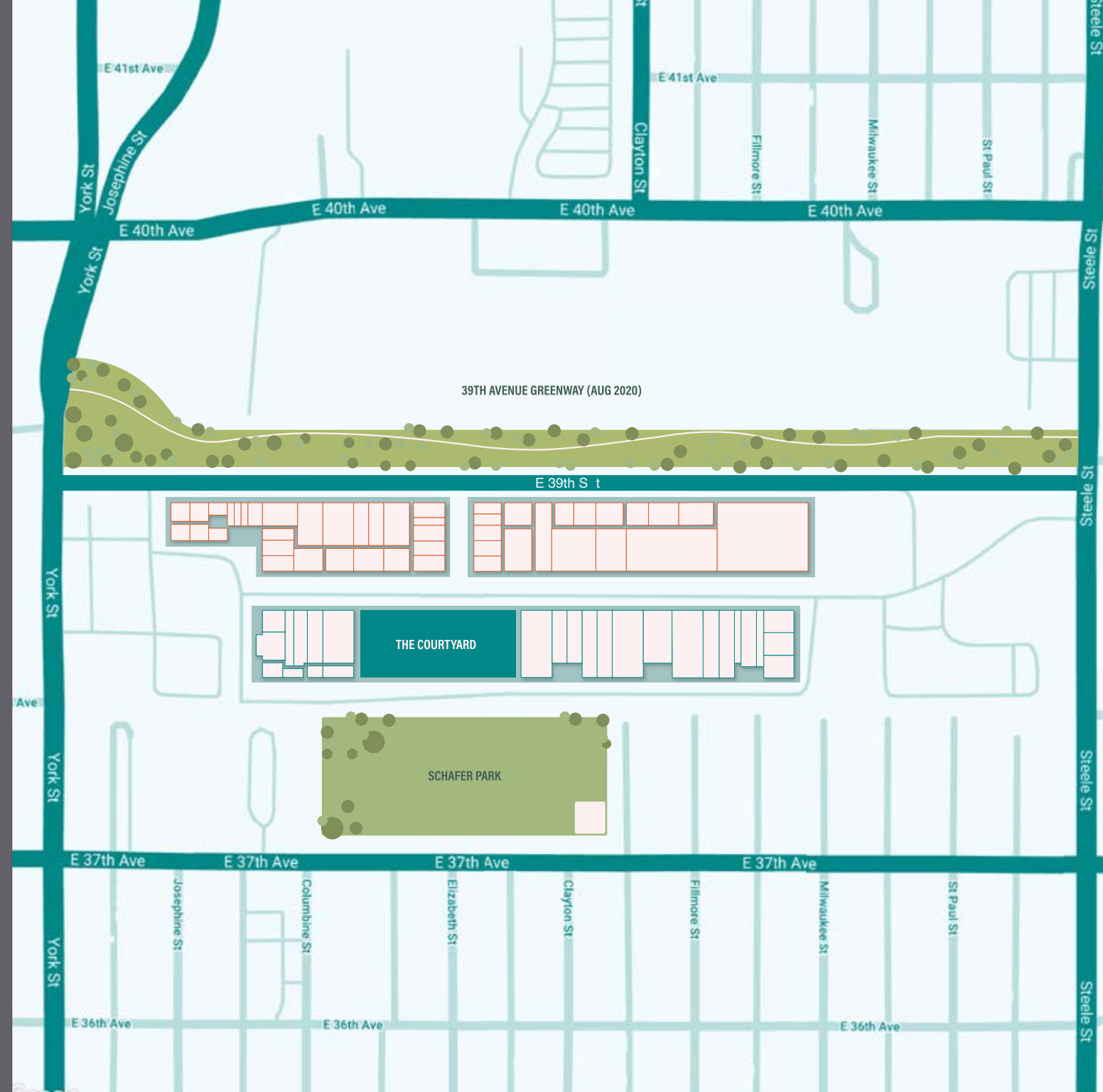


RESTAURANTS

- Cohesion Brewery
 - Stick & Feather
 - Lucero's Mexican Restaurant
 - Rivers & Roads Coffee
 - Starbucks
- Monthly Food Trucks

ACCESS TO

- Schafer Park
- 39th Avenue Greenway
- National Western Complex
- River North (RiNo) Neighborhood
- Downtown Denver
- Interstate 70 (I-70)
- Interstate 25 (I-25)





Let's Connect

MARK DWYER

MDWYER@LPC.COM | 303.226.8212

ANDREW PIEGRAS

APIEGRAS@LPC.COM | 303.226.8209