



Office/Retail in the Heart of RiNo

SUBLEASE RATE: \$30.00/SF NNN

END CAP SPACE

PROPERTY OVERVIEW

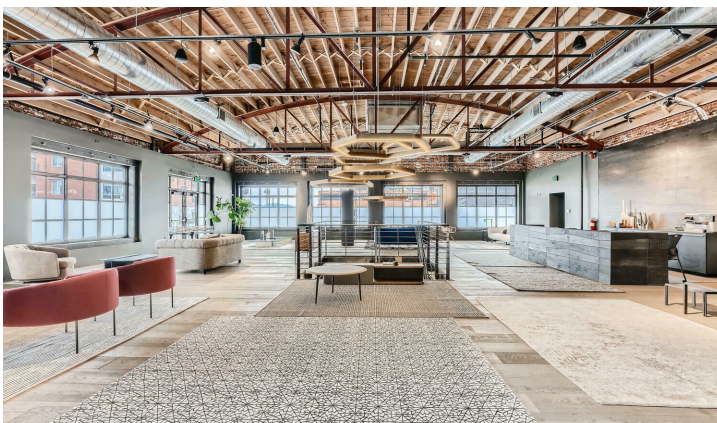
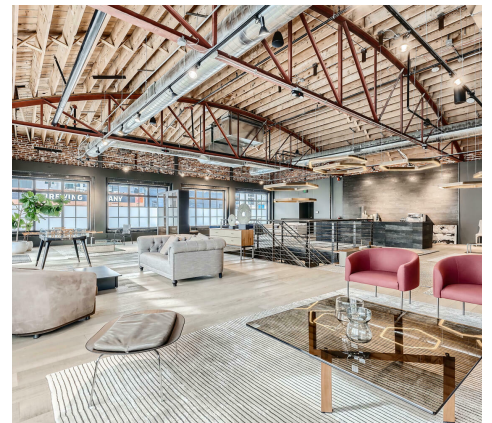
Lease Term:	10/2024
Available SF:	10,684 SF
Building Size:	48,123 SF
Year Built/Renovated:	1952/2015

PROPERTY FEATURES

- Combination Twin T and Bow Truss Ceilings 18'-25' High
- Numerous restaurants and amenities within easy walking distance
- Large outdoor on-site plaza
- Located in the heart of RiNo
- Abundant existing core and shell architectural features
- Easy access to Brighton Blvd. and Central Business District
- Abundant natural light and large open spaces

For more information, please contact:

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LOCATION DESCRIPTION

River North (RiNo) is strategically located in proximity to the Lower Downtown and Central Business District Denver Markets. The combination of the building location and the creative personality the RiNo marketplace has adopted has led to RiNo becoming one of, if not the most recently sought after areas for development and adaptive re-use in the last 18-24 months. There is less than 5% office vacancy and mixed use office/retail vacancy in the RiNo neighborhood.

BUILDING AMENITIES

- Storage
- Common Area Meeting Space and Outdoor Plaza

PARKING

Abundant surface and structured monthly public parking available at 27th and Blake, two (2) blocks from the building. Non-metered street parking along 28th & Walnut Streets.

THE NEIGHBORS

- Billy's Gourmet Hot Dogs
- Plus Gallery
- Matchbox
- Meadowlark Bar
- Larimer Lounge
- Our Mutual Friend Brewing
- Crema Coffee House
- Central Market
- Mile High Spirits
- Novo Coffee
- Casselman's Bar and Venue
- Qi Athletic Club
- Stem Ciders
- Epic Brewery

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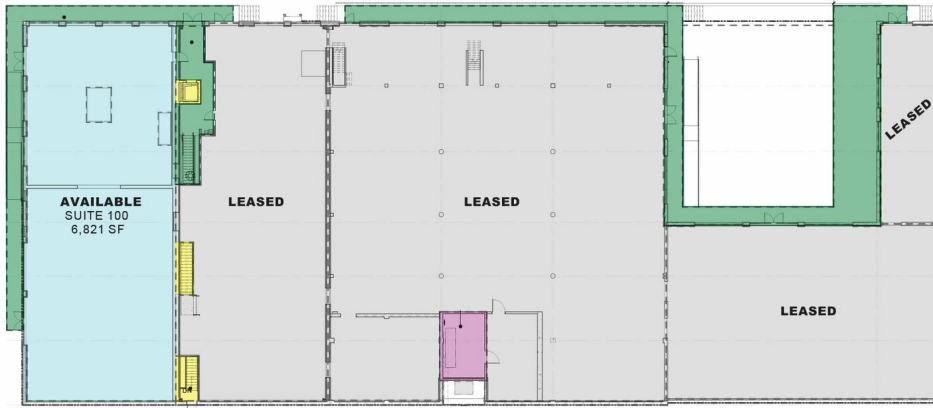
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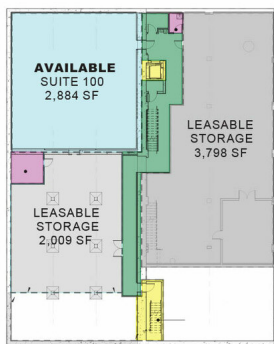
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MAIN LEVEL



LOWER LEVEL



MEZZANINE LEVEL

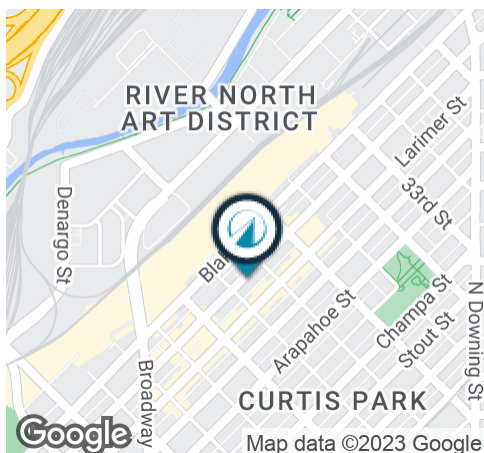


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AREA DEMOGRAPHICS:



Population

1 Mile	29,348
3 Mile	194,137
5 Mile	433,967



Households

1 Mile	15,557
3 Mile	100,568
5 Mile	200,434



Average HH Income

1 Mile	\$99,972
3 Mile	\$99,417
5 Mile	\$101,650

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