

OFFICE/RETAIL FOR LEASE

3141 WALNUT STREET, UNIT 203A

3141 Walnut Street
Denver, CO 80205



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LOCATION DESCRIPTION

The property is located in the RiNo neighborhood of Denver, an area known for its interesting blend of urban charm and unique industrial revivals. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo also hosts a mix of creative businesses, breweries and distillers, and coffee shops.

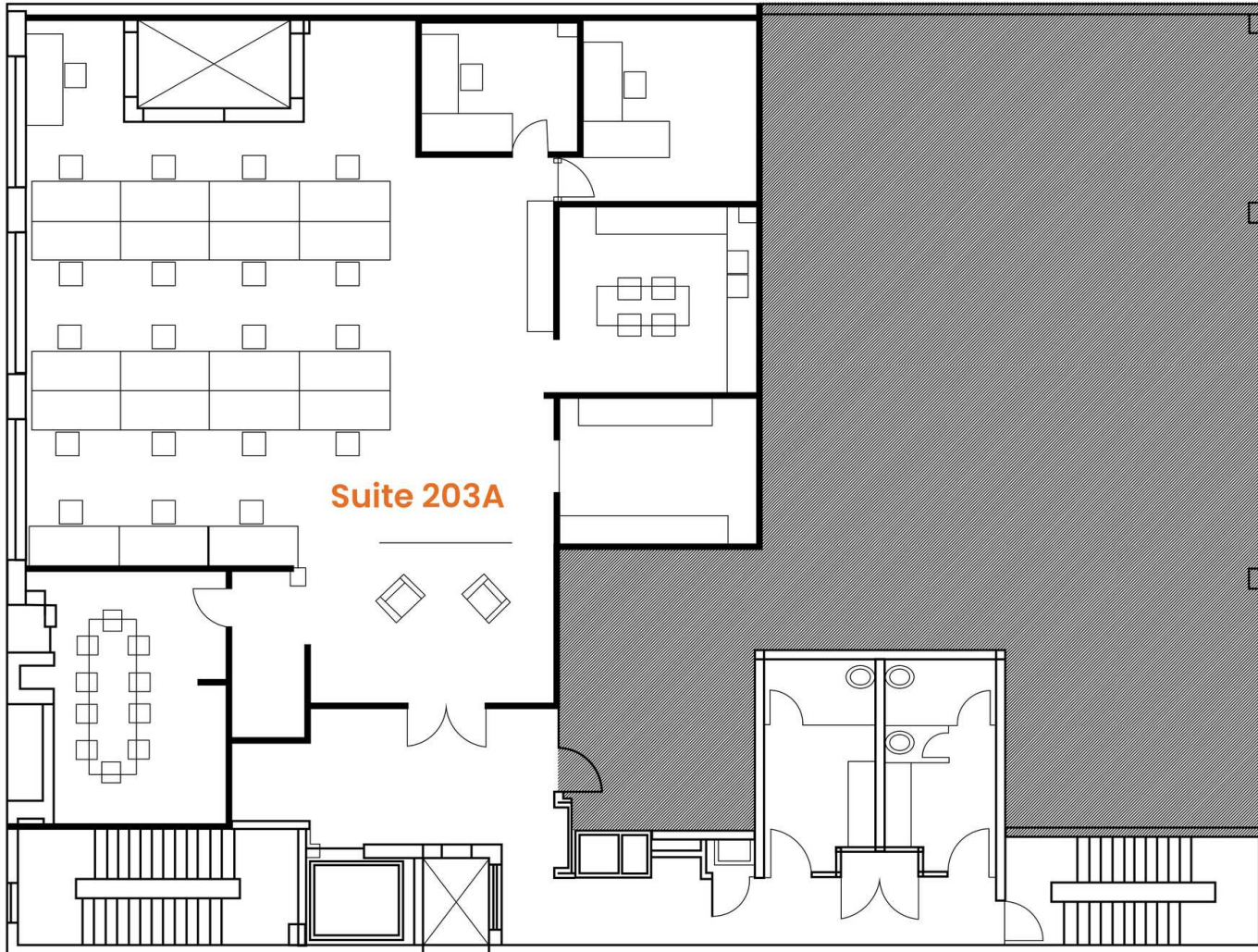
PROPERTY HIGHLIGHTS

- Prime location in RiNo with great visibility
- Newer building construction
- Suites include two (2) restrooms
- Two (2) exclusive parking spaces
- Abundant nearby amenities
- Proximity to Downtown Denver



OFFERING SUMMARY

Address	3141 Walnut Street Denver, CO 80205
Year Built	2014
Suite Available	203A
SF Available	3,655 SF
Lease Rate	\$25.00/SF
2024 Est. NNN Expenses	\$9.50 SF Includes trash and water
	Tenant is responsible for all other utilities including janitorial
Parking	Two (2) exclusive spaces
Available	Available Now
Lot Size	5,997 SF
Zoning	I-MX-3







CENTRAL BUSINESS DISTRICT

LODO



PARK AVE

N BROADWAY

TOI-25

LARIMER ST

BLAKE ST

32ND ST

RIVER NORTH ART DISTRICT



WALNUT ST

N DOWNING ST

321 WALNUT STREET

DENVER, CO 80205



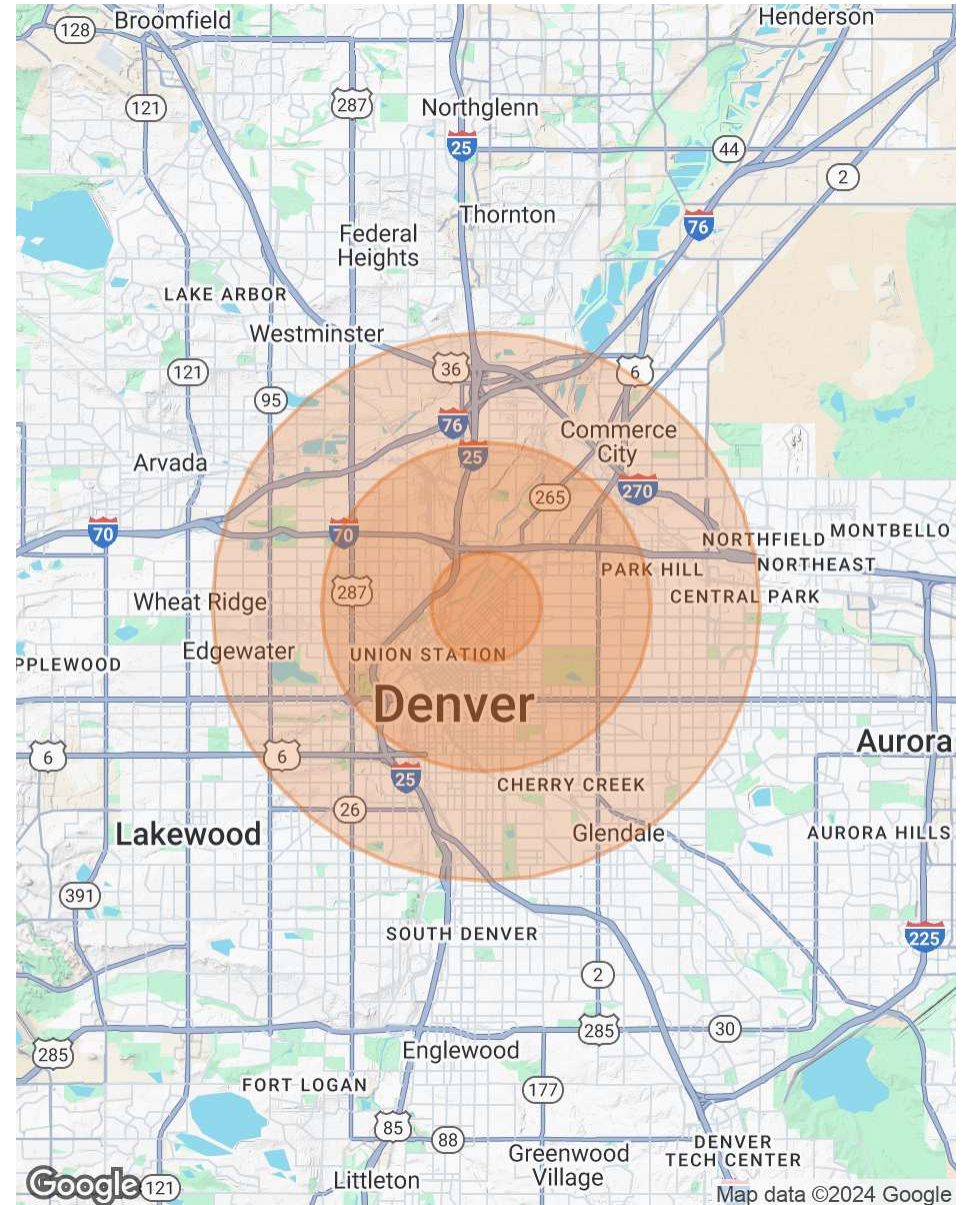
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,314	192,158	422,289
Average Age	35	38	38
Average Age (Male)	36	38	38
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,746	101,138	200,576
# of Persons per HH	2	1.9	2.1
Average HH Income	\$121,198	\$128,568	\$130,939
Average House Value	\$696,886	\$813,536	\$803,984

Demographics data derived from AlphaMap



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