



Prime Retail Space Available! LEASE RATE: CONTACT BROKER

PROPERTY OVERVIEW

Available SF:	1,000 SF & 2,100 SF Spaces (3,100 SF Contiguous)
Zoning:	C-MX

PROPERTY FEATURES

- Two spaces consisting of 6,300 SF total of commercial space (non-contiguous)
- Space 1: Corner location, approximately 3,100 SF, opportunity for patio dining on both frontages
- Space 1: Actual split TBD based on tenant's needs
- The Mid-Building Space #2 will be outfit with hood chase, grease trap, and restaurant infrastructure
- Negotiable rent and large tenant improvement package with NNN Lease terms
- Oso building will have 267 units. 1,200+ units expected in the area over the next 2-3 years
- Close proximity to University of Denver, I-25/Broadway redevelopment/light rail stops

For more information, please contact:

JAMIE MITCHELL

Principal

303.962.9571

JMitchell@PinnacleREA.com

PAUL NORA

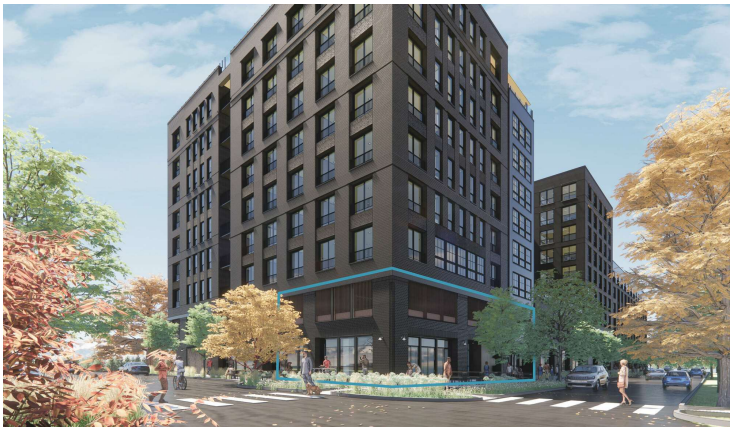
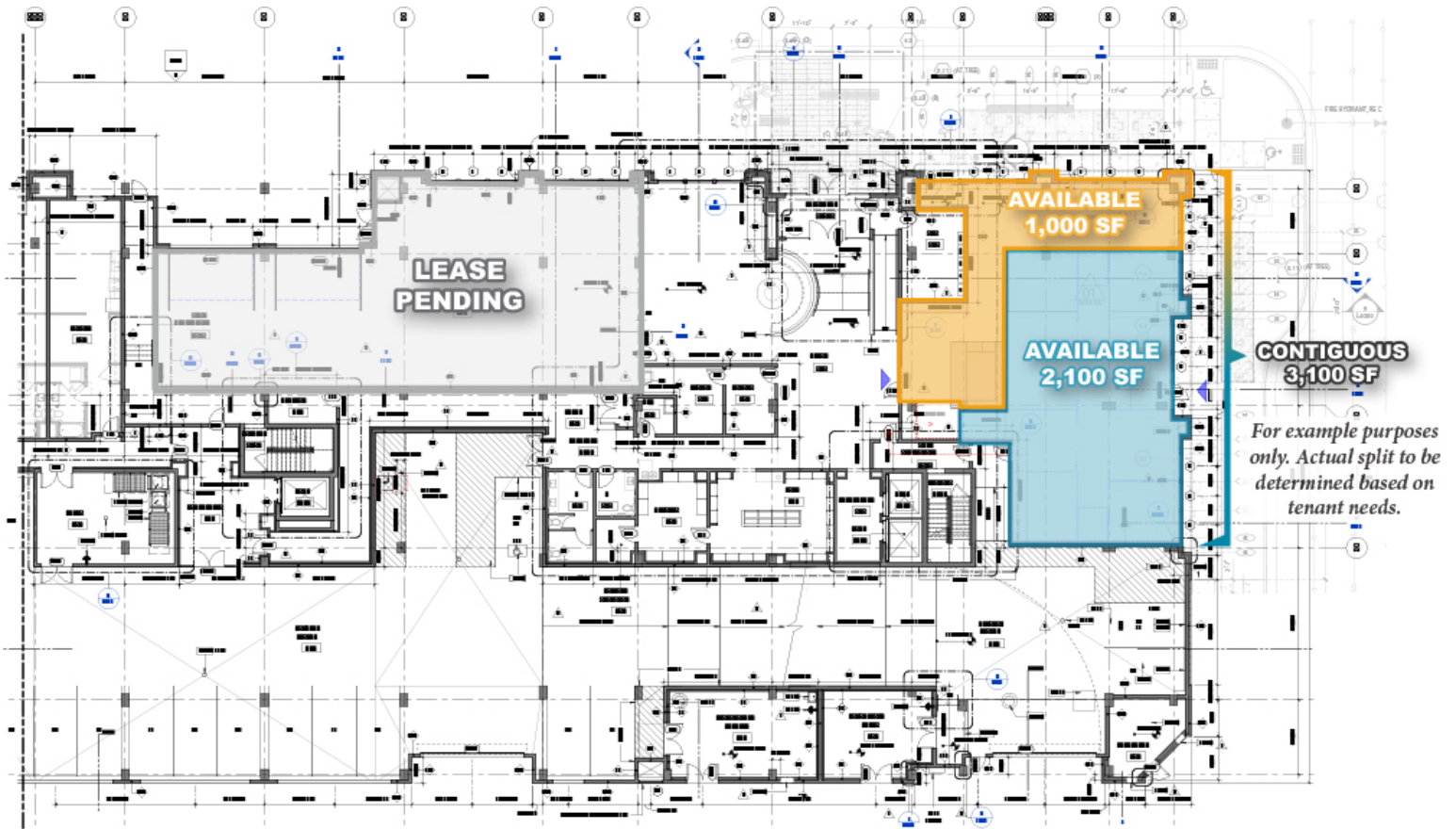
Advisor

303.962.9575

PNora@PinnacleREA.com



OSO
APARTMENTS



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Principal
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Advisor
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Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



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