

FOR LEASE

3801 RACE STREET • DENVER, CO 80205 • SUITES H & C



ASKING RATE

\$15.00/SF

RENTABLE AREA

3,284 — 8,011 SF

AVAILABILITY

ASAP

LEASE TYPE

NNN • \$5.00/SF



THE SPACE

PROPERTY TYPE	Light Industrial / Flex / Retail
SPACES AVAILABLE	2
TOTAL RENTABLE SF	8,011 RSF
SUITE C SPACE	3,726 USF / 4,727 RSF
SUITE H SPACE	2,589 USF / 3,284 RSF
ZONING	I-A, Light Industrial
YEAR BUILT	1955, fully renovated
LEASE TYPE	Direct • NNN
TERM	Negotiable

PROPERTY HIGHLIGHTS

- Completely renovated 34,608 SF clear-span industrial/flex building with no interior columns
- 13 x 14 ft dock and 10'9" x 14 ft drive-in loading
- LED lighting throughout
- Sits on a 1.02 acre (44,471 SF) lot
- I-A zoning carves out an exception allowing an outdoor taproom patio without the seating limits that apply in most other Denver districts
- Suite H 3,284 RSF vacant now, Suite C 4,727 RSF available on notice, combinable to 8,011 RSF

LOCATION HIGHLIGHTS

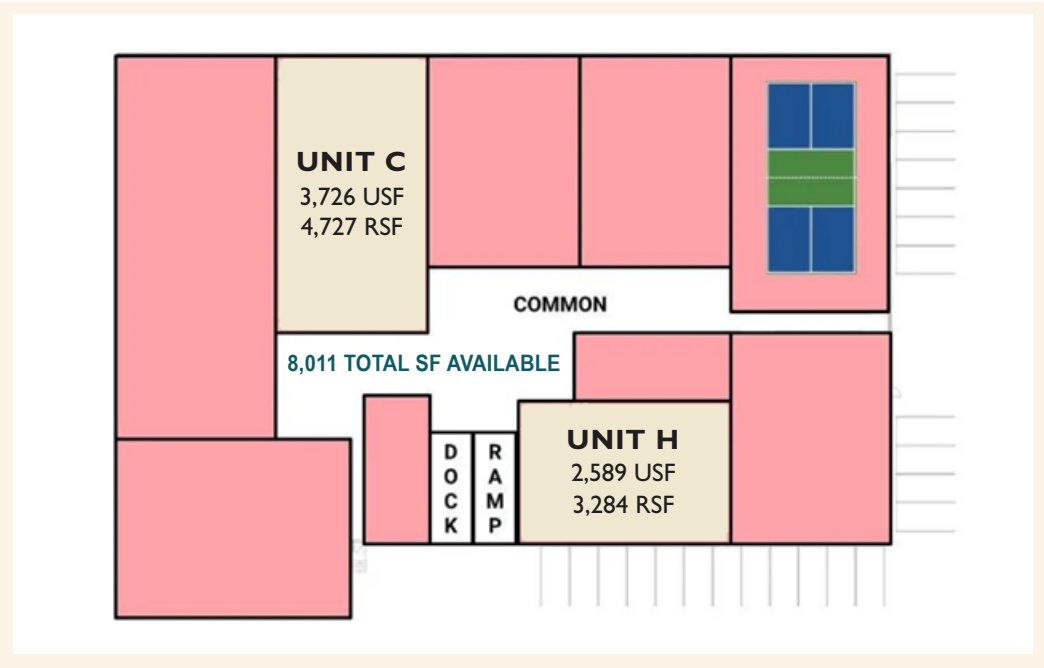
- Walking distance to the Cole / RiNo dining and brewery scene
- Brasserie Brixton, RiNo Yacht Club and Nowhere Coffee are all locally owned neighborhood fixtures
- Rock Drill RiNo will bring hotels, a music venue, restaurants, office and apartments
- 15 minute walk to the 38th and Blake RTD station
- Minutes from RiNo core and downtown Denver



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FLOOR PLAN



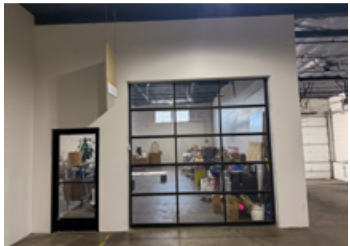
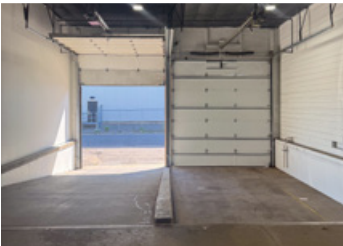
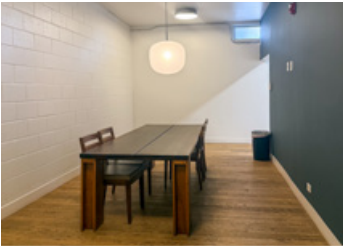
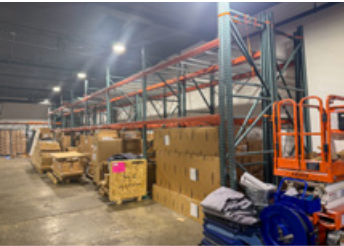
AMENITIES

UNIT AMENITIES

- 14 foot ceilings
- 800 amp / 3-phase power
- Fully sprinklered
- Racking available

COMMUNITY AMENITIES

- 24/7 secure access
- Access to the onsite pickleball court
- Shared drive-in ramp and loading dock
- 30 parking spaces
- Shared kitchen, dining area and shower

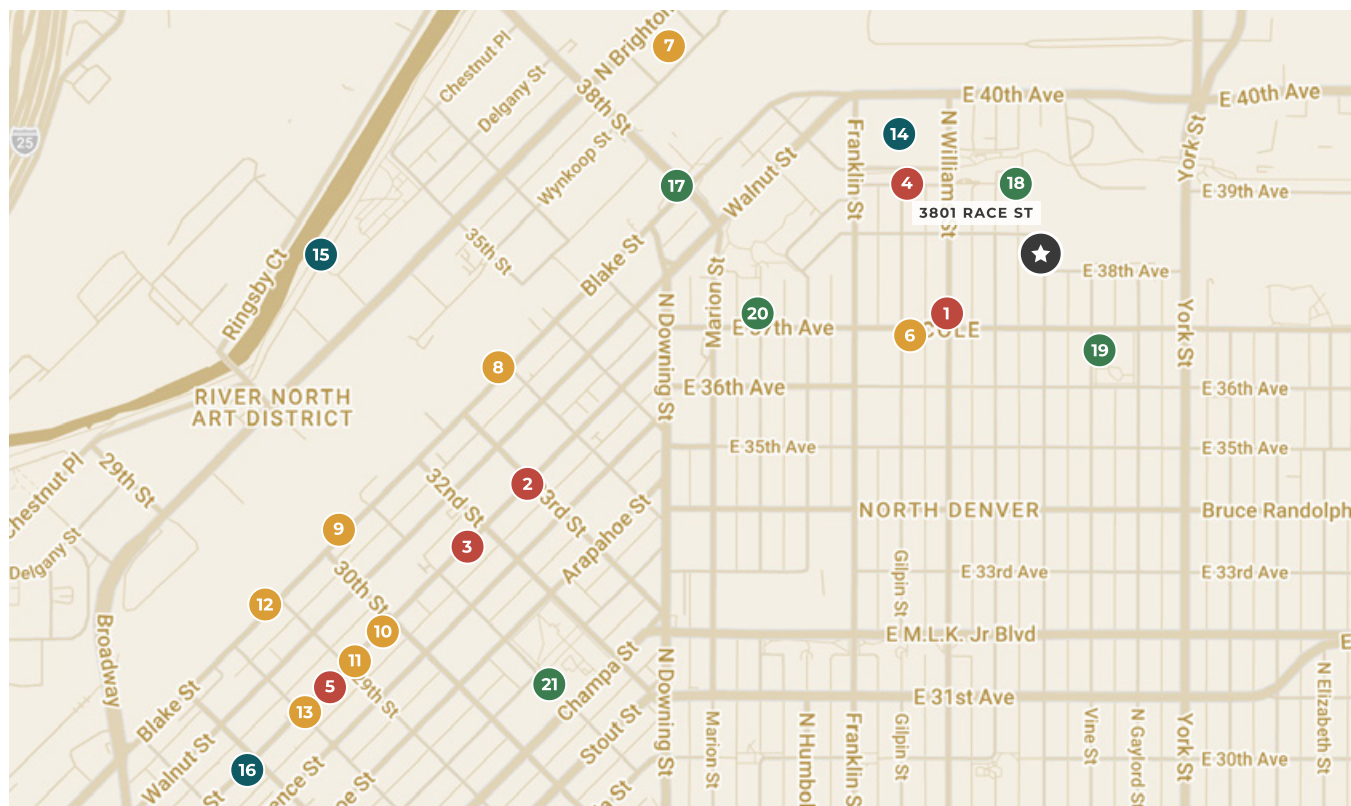




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AREA / RETAIL MAP



RETAIL & AREA LEGEND

● DINING & COFFEE

- 1 Brasserie Brixton
- 2 Hop Alley
- 3 Mister Oso
- 4 Nowhere Coffee
- 5 Beckon

● BREWERIES & BARS

- 6 Yacht Club
- 7 BrewDog Denver
- 8 River North Brewery
- 9 Great Divide Brewery & Roadhouse
- 10 Odell Brewing
- 11 Ratio Beerworks
- 12 Bierstadt Lagerhaus
- 13 Our Mutual Friend Brewing

● GROCERY & RETAIL

- 14 Denver Rock Drill (redevelopment)
- 15 The Source Market Hall
- 16 Denver Central Market

● PARKS & TRANSIT

- 17 38th & Blake Station · RTD A Line
- 18 39th Avenue Greenway
- 19 Russell Square Park
- 20 St. Charles Recreation Center
- 21 Mestizo-Curtis Park

NEIGHBORHOOD

Cole — Denver

TRANSIT

15 min walk to 38th & Blake Station

UNDER DEVELOPMENT

Rock Drill RiNo

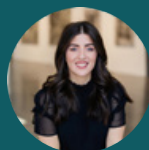
DINING

Brasserie Brixton · RiNo Yacht Club · Nowhere Coffee

TOURS BY APPOINTMENT

Let's walk the space.

3801racestreet.com



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