

3575 Chestnut Pl., Unit 113  
Denver, CO, 80216

**For  
Lease**  
\$43 PSF

**Riverside Coffee Shop Opportunity  
in Denver's Historic Five Points.**



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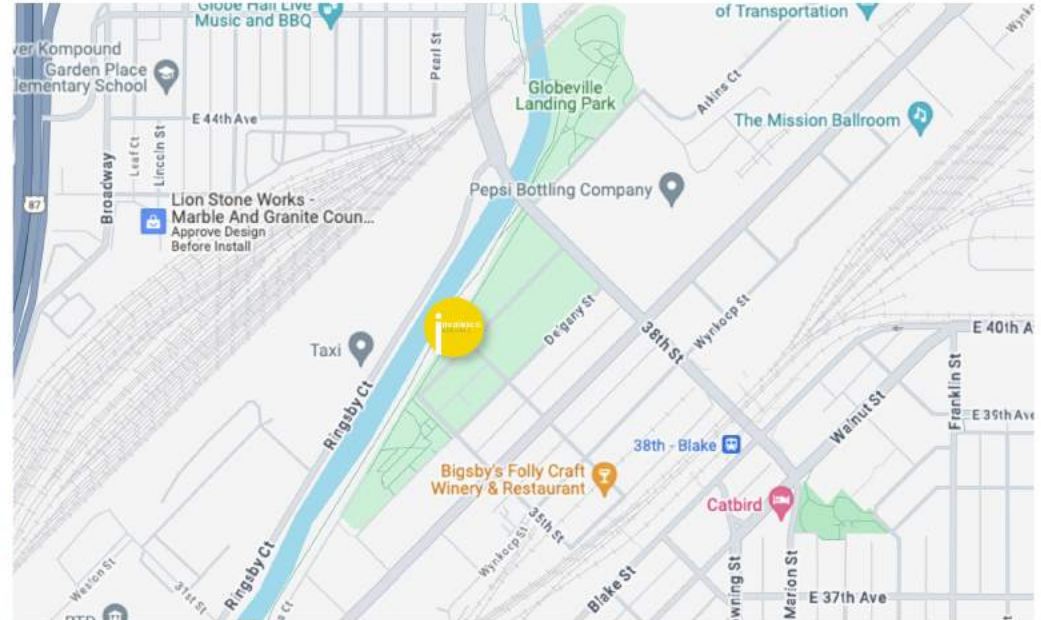












## Property Summary

Base Rate:	<b>\$43 PSF</b>
Indoor SF:	<b>813 SF</b>
Outdoor SF:	<b>730 SF</b>
Ceiling Height:	<b>16 Feet</b>
Zoning:	<b>C-MX-5</b>
Year Built:	<b>2024</b>
Lease Type:	<b>NNN</b>
NNN:	<b>\$11.50 PSF</b>
Total Monthly Rent:	<b>\$3,692.32</b>
Parking:	<b>Street</b>

## Overview

Nestled in the heart of Denver's culturally rich Five Points Neighborhood, The Burrell offers an unparalleled opportunity for a vibrant coffee shop, ice cream parlor, or dynamic office space. Situated on a lively corner overlooking the South Platte River, This brand new commercial unit boasts a triangular layout, inviting you to collaborate with the owner to design a unique and inviting space.

## Highlights

**New Building with 49 Condos:** Join a vibrant community within this newly constructed building, fostering synergy between commercial and residential spaces. A spacious 730 sqft patio gives customers the option to enjoy the views of the river, while enjoying their coffee.

**Prime Riverside Location:** Enjoy unparalleled views of the Platte River, attracting visitors and locals alike to your establishment.

**Thriving Neighborhood:** Immerse yourself in the energy of a growing community, poised for further development and cultural enrichment.



1608 S Broadway, Denver, CO 80210

