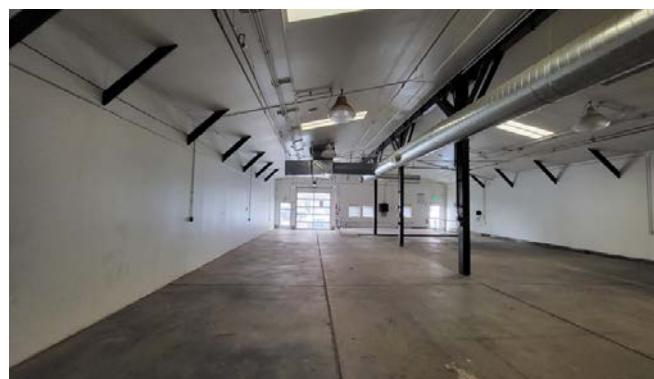


FOR SALE OR LEASE

# 3440 WALNUT STREET

## DENVER, CO 80205



### ABOUT THE PROPERTY

6,000 SQFT of Warehouse/Retail in RINO. Glass roll up door to the front and roll up door with alley access. 366 units of full service apartments across the street. 200,000 SQFT of new office next door.

### PROPERTY FEATURES

- **Building Size:** 6,000 SF
- **Loading:** 2 9' w x 12' h drive in doors
- **Parking:** 3 Spaces out front
- **Zoning:** I-MX-3

### CONTACT

**PAUL CATTIN, CCIM, MICP**

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[paul@platinum-cre.com](mailto:paul@platinum-cre.com)

**ADAM HUBSCHMAN, CCIM**

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[adam@platinum-cre.com](mailto:adam@platinum-cre.com)

SALE PRICE

**\$2,490,000**

LEASE RATE

**\$20.00/SF NNN**

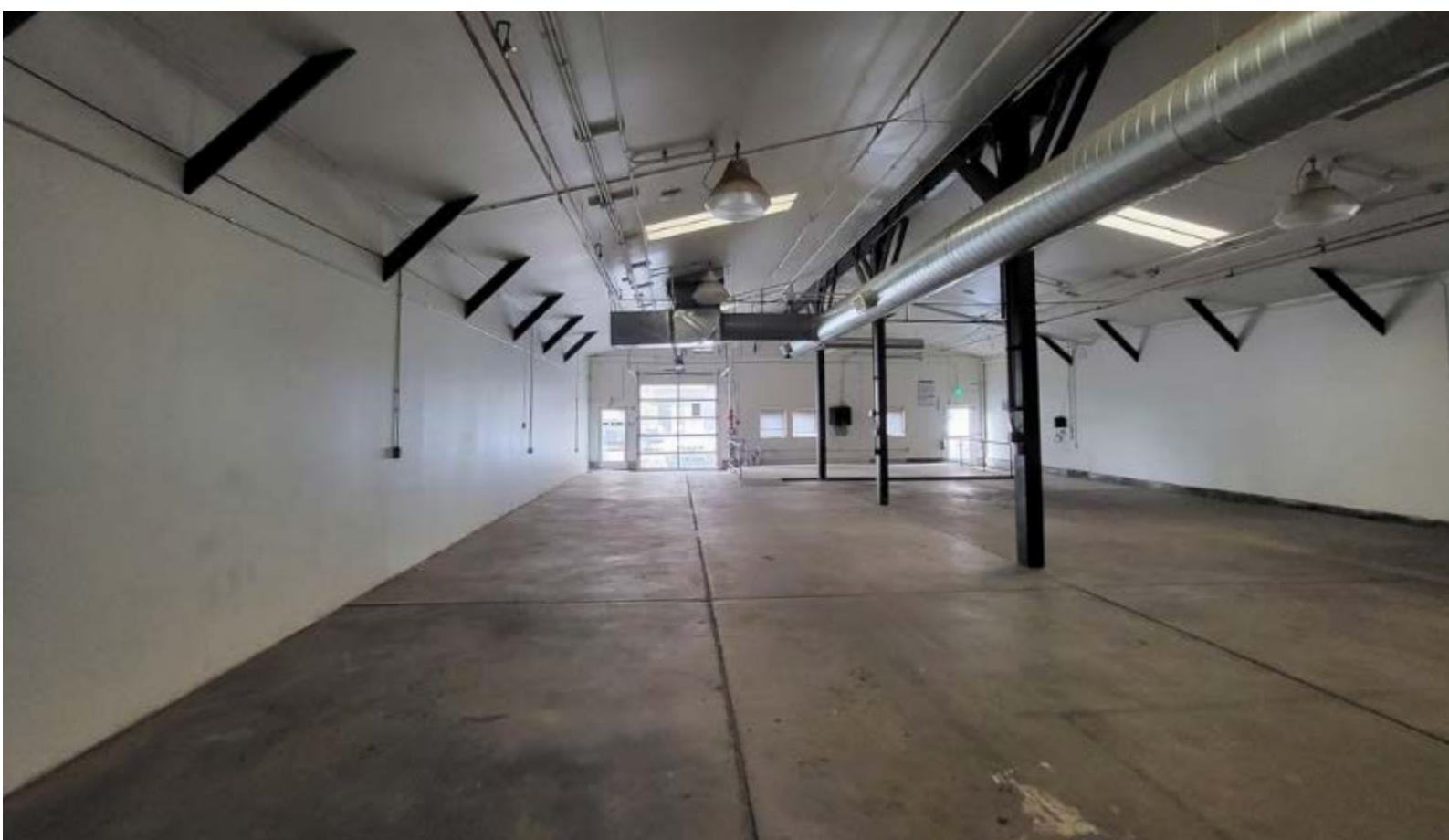
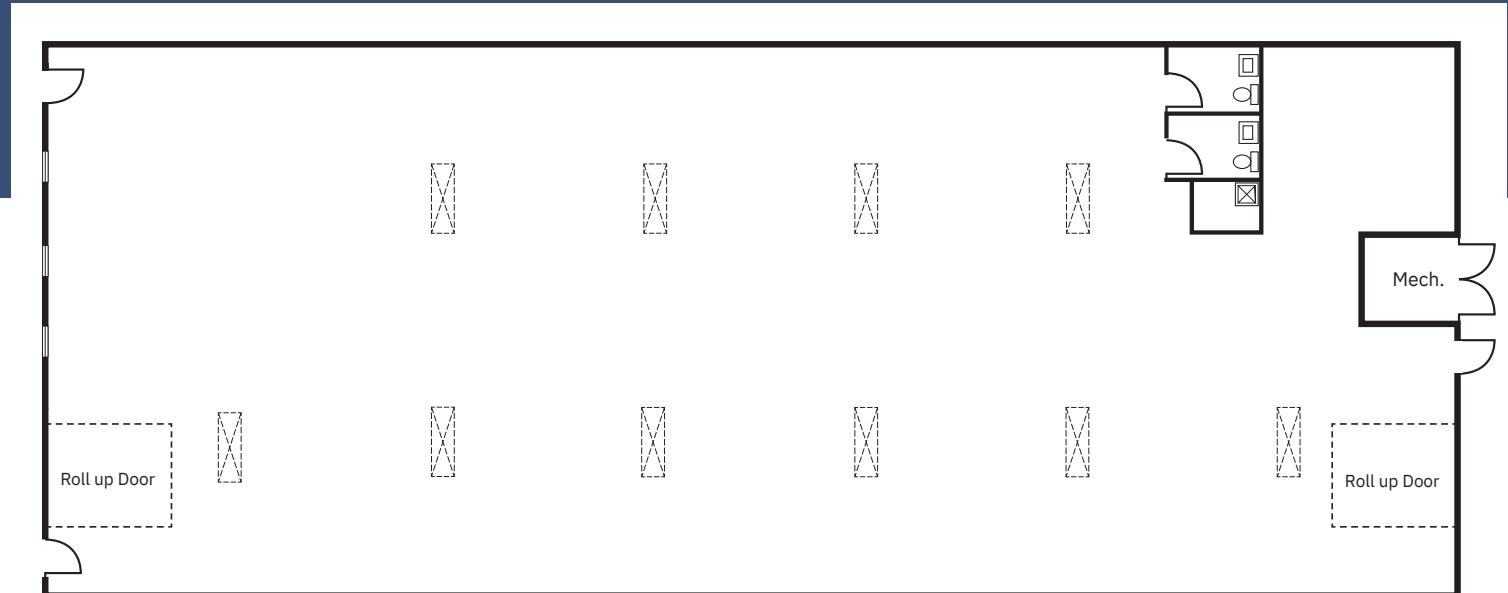


Fully sprinklered, 2 roll up doors, 6,000 SQ FT of wide open space.



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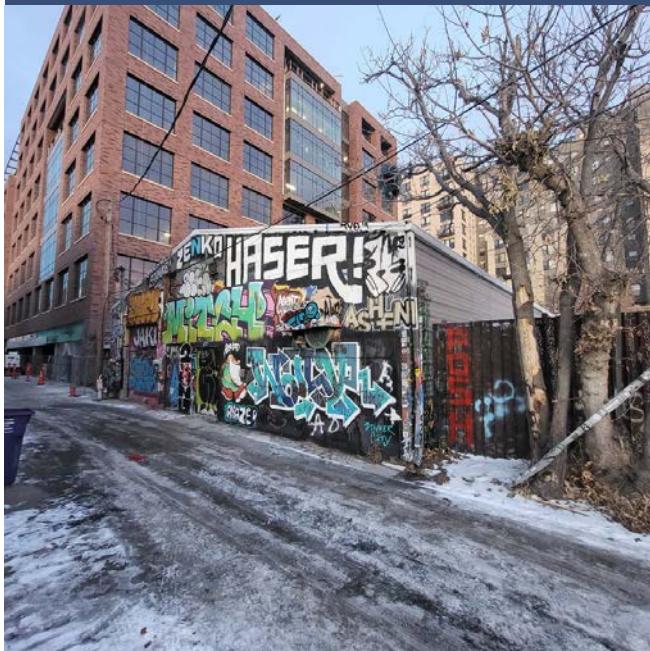
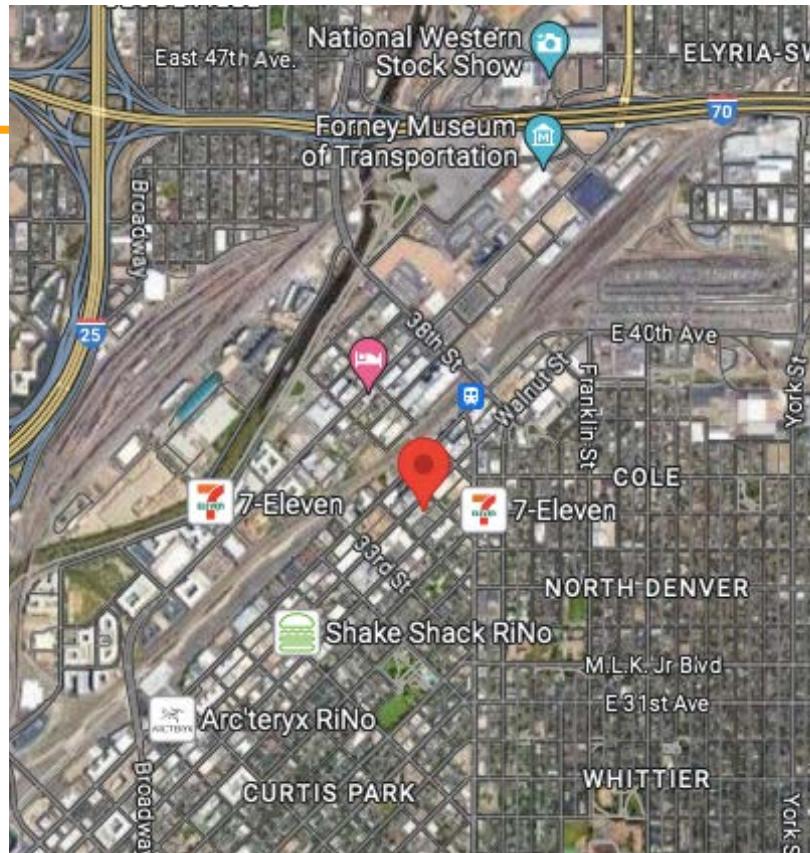


# 3440 WALNUT STREET

DENVER, CO 80205

## LOCATION HIGHLIGHTS

- River North is regarded as one of Denver's top entertainment and cultural hubs, recently named one of the top 10 neighborhoods to visit by Lonely Planet
- 6,000+ Residential Units
- 855+ Hotel Rooms
- 75+ Restaurants & Bars
- 40+ Retailers & Boutiques
- 5 music venues



## CONTACT

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