

YORK STREET YARDS

EST. 1942



3857-3893 N. Steele St | Phase I
3821-3851 N. Steele St | Phase II
Denver, CO 80205

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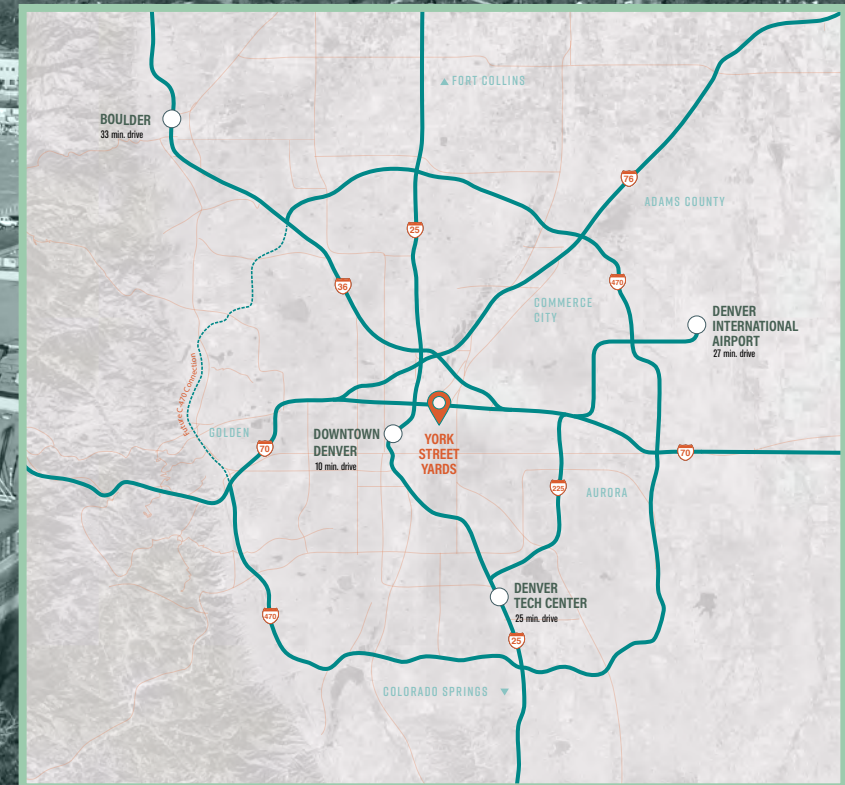
ALL ARE WELCOME AT YORK STREET YARDS

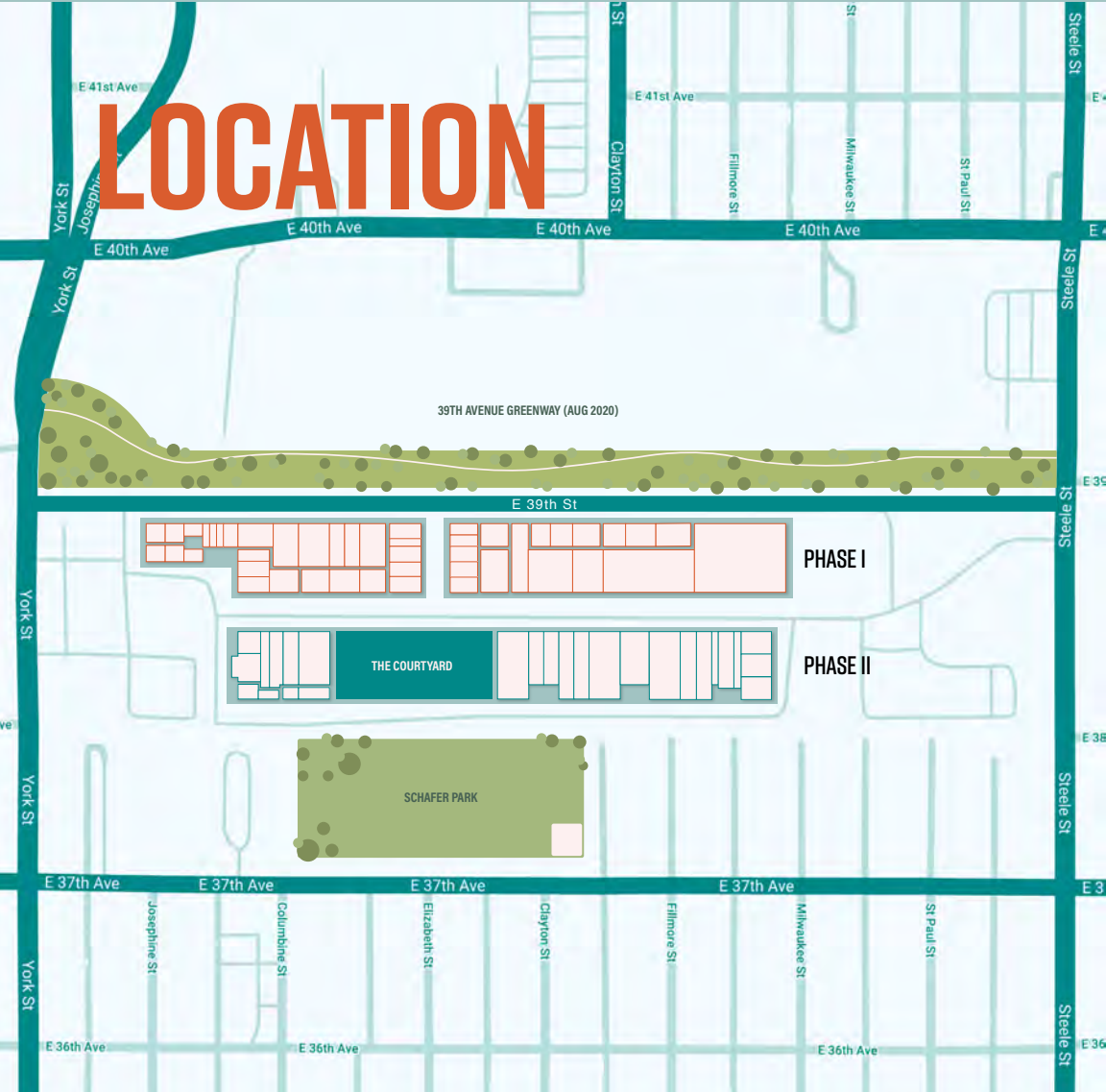
DOWNTOWN DENVER



A Site Rooted in History

York Street Yards began as the Denver Medical Depot built around 1942 by the U.S. Army. Materials of yesteryear, brick and timber, stand strong today and create a campus for a thriving ecosystem. Eleven red-brick buildings align in a common bond pattern, greater than the sum of its parts. The warehouse area was the largest and most central part of the Depot, which makes up York Street Yards today.





The Site is bounded by York Street to the west, 39th Avenue and Greenway to the north, Steele Street to the east, and Schaffer Park to the south.

ACCESS TO:

- Schafer Park
- Future 39th Avenue and Greenway
- National Western Complex
- River North (RiNo) Neighborhood
- Downtown Denver
- Interstate 70 (I-70)
- Interstate 25 (I-25)

RESTAURANTS

- Amethyst Coffee
- Lucero's Mexican Restaurant
- Rivers and Roads Coffee
- Starbucks
- NOLA Voodoo Tavern
- Brasserie Brixton
- Cupbop Denver



MODERN MANUFACTURING



York Street Yards is a diverse and dynamic campus where Modern Manufacturers come to thrive. While our tenants' respective industries, sizes and manufacturing needs vary, our community is united by their drive to execute ideas through hard work, collaboration and skill. We assemble and accelerate at York Street Yards.

Prospective tenants are leaving Downtown Denver in search of easier commutes and reasonable rates:

- ✦ Average 19-ft Ceiling Heights
- ✦ Opportunity Zone (I-1 Zoning)
- ✦ Climate Controlled
- ✦ 208V Electrical Service Provided by Xcel Energy
- ✦ Denver Water
- ✦ New Roofing
- ✦ Exterior Signage Opportunities

OFFICE SPACE



York Street Yards is an adaptive reuse campus with unique and customizable workspaces. With office suites ranging from 2,500 to 20,000+ SF, tenants find the flexibility to support their business needs. We advocate for our tenants and neighbors to diligently seed a thriving ecosystem.

Office amenities are flexible, adapting to and with the needs of the community:

- ✦ More than 600 Parking Stalls (1.5:1,000 SF parking ratio)
- ✦ Shared Meeting and Event Space
- ✦ Common Lunchroom
- ✦ Bike Storage and Repair Station
- ✦ Locker Rooms
- ✦ Modern Restrooms

ACTIVATED CAMPUS



RETAIL

An environment of exchange designed for the social-minded, the York Street Yards campus features strategically placed retail. These hotspots provide good eats, caffeine and brews.



THREE CHEERS FOR YSY

Onsite property management coordinates monthly events that allow tenants and the neighborhood community to engage in the style and at the pace that best meet their needs.



OUTDOOR ACCESS

With easy access to Schafer Park and the 39th Avenue Greenway, tenants are able to make the most of the outdoors. The campus' central gathering spot is positioned between the park and the greenway for maximum gravity.





CONTACT

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