

3801

FRANKLIN STREET

DENVER, CO 80205

\$2,295,000

SALE PRICE



8,865 SF OWNER-USER OFFICE
IN DENVER'S COLE / RINO SUBMARKET



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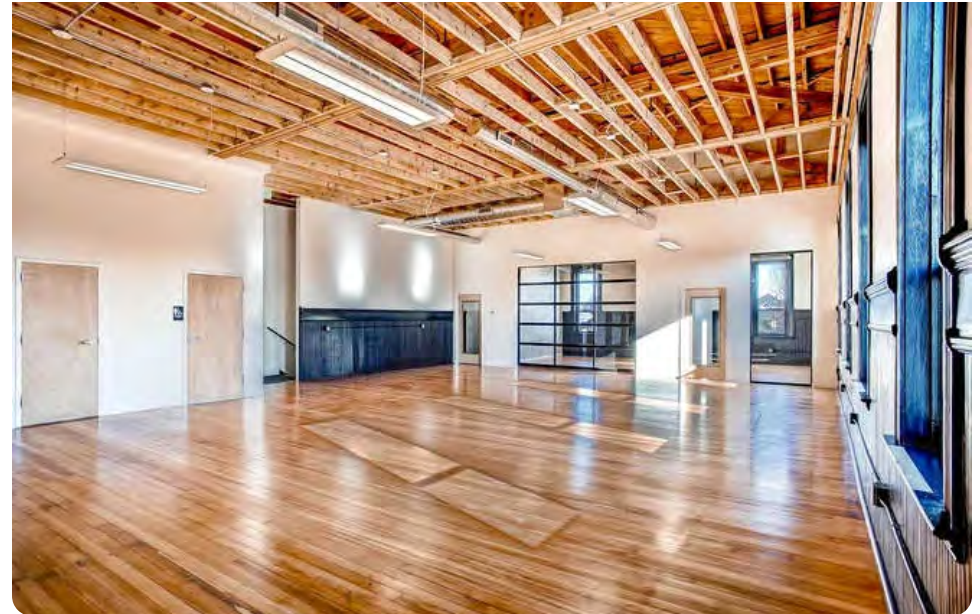
PROPERTY HIGHLIGHTS

Address	3801 Franklin Street Denver, CO 80205
Total Building Size	8,865 SF
Basement	±3,093 SF
Lot Size	3,000 SF (0.07 Acres)
Year Renovated	2015
Zoning	U-MX-2
Taxes	\$44,771.36

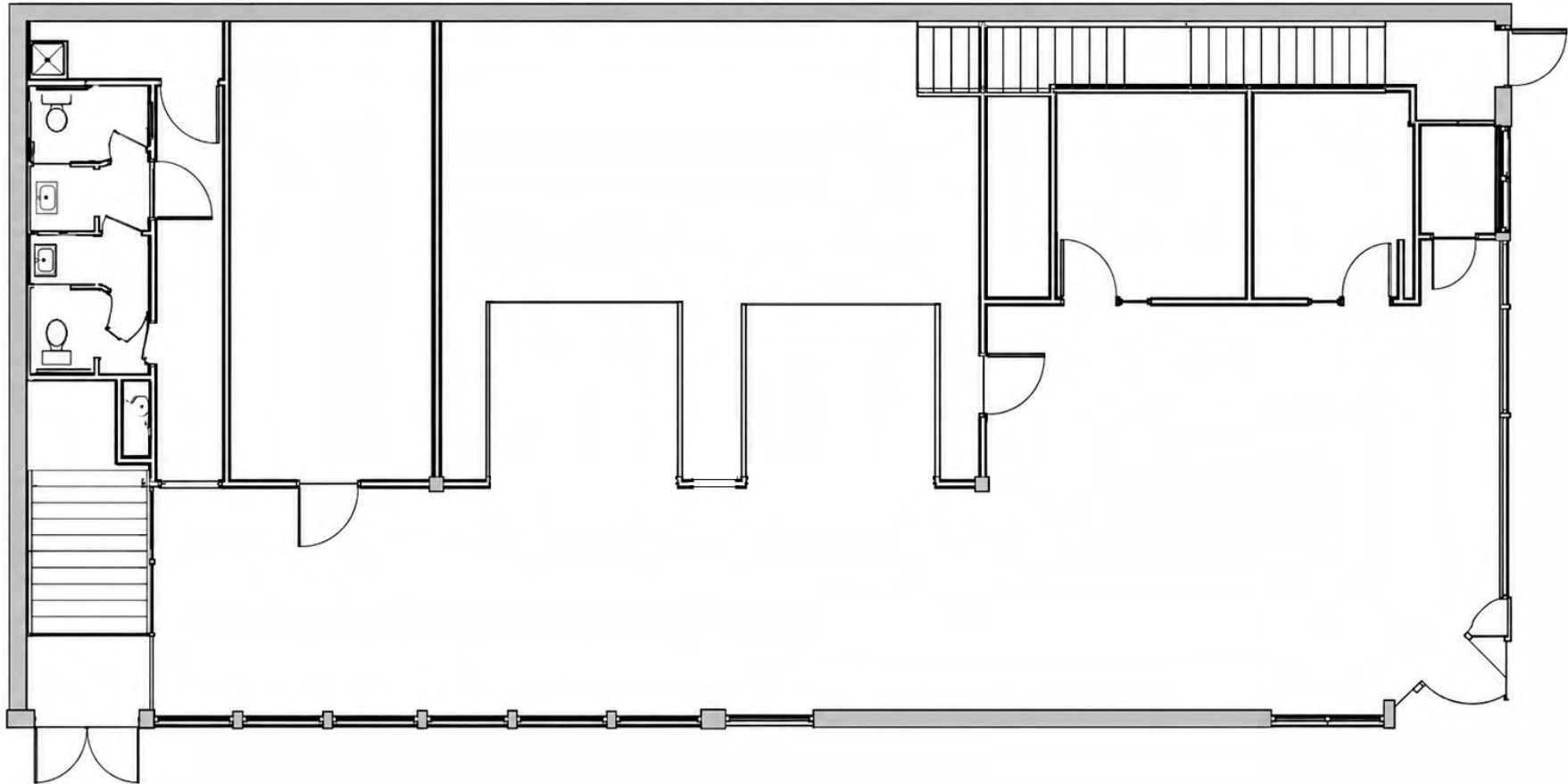
PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 3801 Franklin Street, a rare owner-user opportunity in Denver's Cole/RiNo submarket. The ±8,865 SF freestanding office building, including ±5,926 SF across two above-grade floors plus a full basement, was comprehensively renovated in 2015 and features exposed brick, wood beam ceilings, garage roll-up doors, updated building systems, and distinctive historic character. Zoned U-MX-2 and located two blocks from the 38th & Blake light rail station, the property offers convenient access to Downtown Denver, RiNo, I-70, and I-25, making it well suited for technology, financial, legal, and other professional service firms seeking a distinctive headquarters.

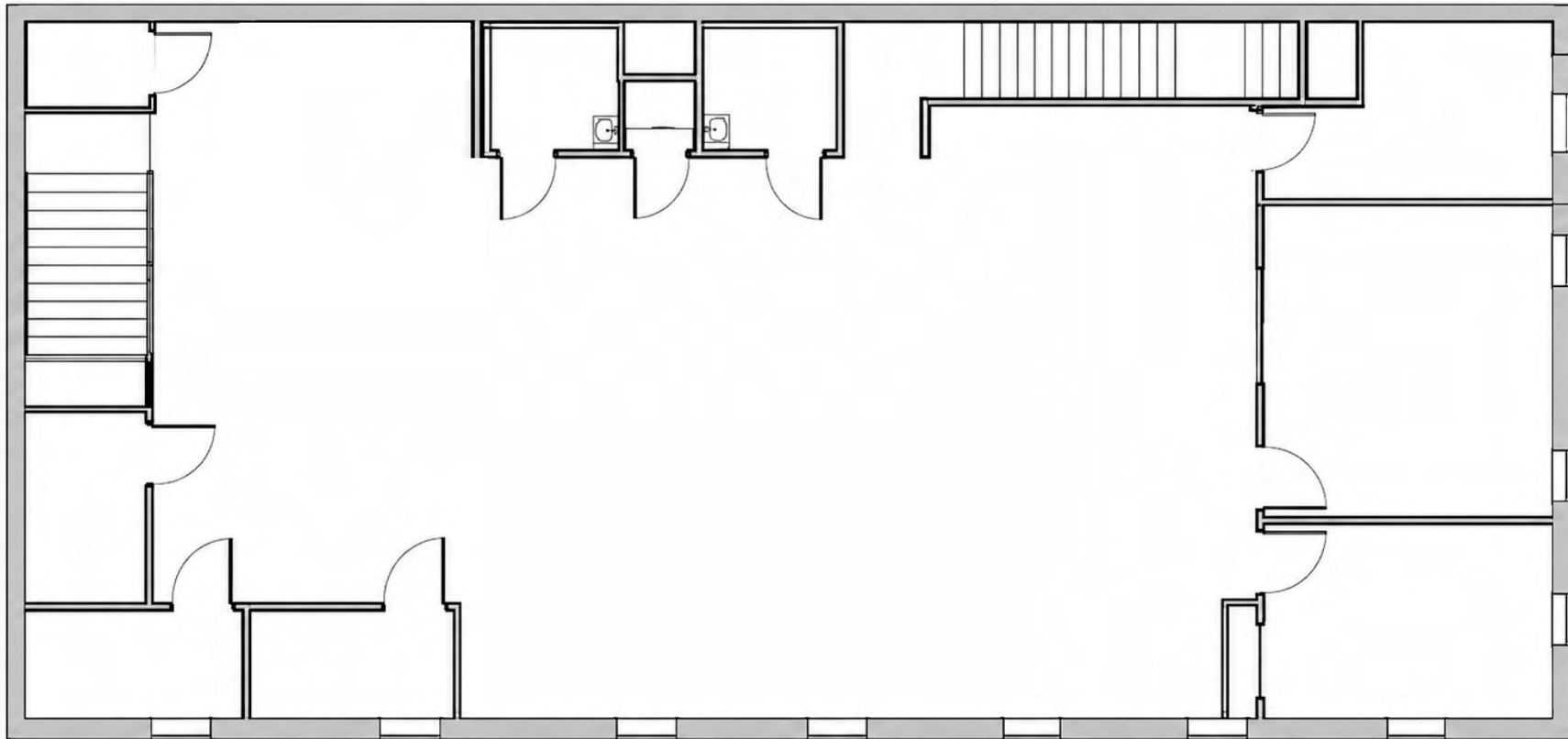
- Comprehensive 2015 renovation w/ exposed brick, wood beams & high ceilings
- Two blocks from 38th & Blake light rail
- Easy access to RiNo, Downtown Denver, I-70 & I-25
- Four rooftop HVAC units & 400-amp electrical service



FIRST FLOOR



SECOND FLOOR



ADDITIONAL PHOTOS



AERIAL MAP



LOCATION MAP



DENVER AT-A-GLANCE

Denver Metro Area 2025 NATIONAL RANKINGS

3rd

City Where
Millennials
Are Moving
(SmartAsset)

5th

Best Place
to Live
(USA Today)

3rd

Highest Rate of
Entrepreneurship
(GoDaddy)

11th

Most Educated
Metro Area
(WalletHub)

17th

Best Job
Market
(Common Sense
Institute)

6th

Highest Airport
Traffic In the
World at DIA
(Denver Post)

7th

Healthiest City
in America
(WalletHub)

3rd

Highest
Number of VC
Deals
(York IE)

Denver MSA Population 2025-2050

(METRO DENVER EDC)

2025: 3.4M (5% since 2020)

2030: 3.6M (6% projected since 2025)

2035: 3.8M (12% projected since 2025)

2040: 3.9M (16% projected since 2025)

2045: 4.0M (19% projected since 2025)

2050: 4.1M (22% projected since 2025)

3.6%

Unemployment
Rate (Nov-25)
(U.S. Bureau of Labor
and Statistics)

56.5%

Population With At
Least A Bachelor's
Degree
(Census.gov)

97

Walk Score
Downtown
Denver -
Walker's Paradise
(Walk Score)

86

Rider Score
Downtown
Denver -
Rider's Paradise
(Walk Score)

93

Biker Score
Downtown
Denver -
Biker's Paradise
(Walk Score)



MYRTLE

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