



2904 Zuni St.

Denver, CO 80211

Property Features

- Corner unit on 29th & Zuni
- Building signage available
- Warehouse/Shop space available with dock door
- Centered around talented Highlands workforce
- Located in one of Denver's most desirable neighborhoods
- Built-out Brick & Timber office on North side of property
- Attached surface parking lot
- Attached to well-known Zuni St. Brewery



Property Facts

AVAILABLE SF	1,718 SF Space 1,858 SF Space
LOT SIZE	28,750 SF
ZONING	B4
PARKING	13 SURFACE (0.40/1,000 SF)

Lease Rates

1,718 SF Space : \$35.00/SF NNN

NNN's : \$11.78/SF (Estimate)

1,858 SF Space : \$18.00/SF NNN

NNN's : \$11.78/SF (Estimate)

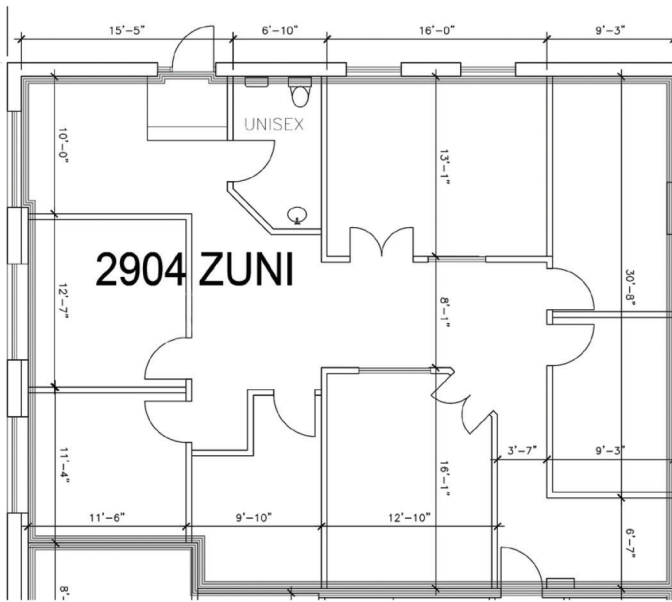
For more information

Cory Dulberg

303 565 3039

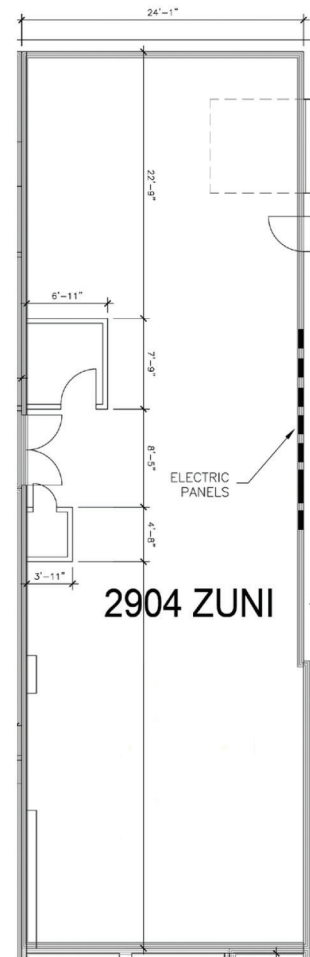
cdulberg@shamesmakovsky.com

2904 Zuni (Retail / Offices) 1,718 SF

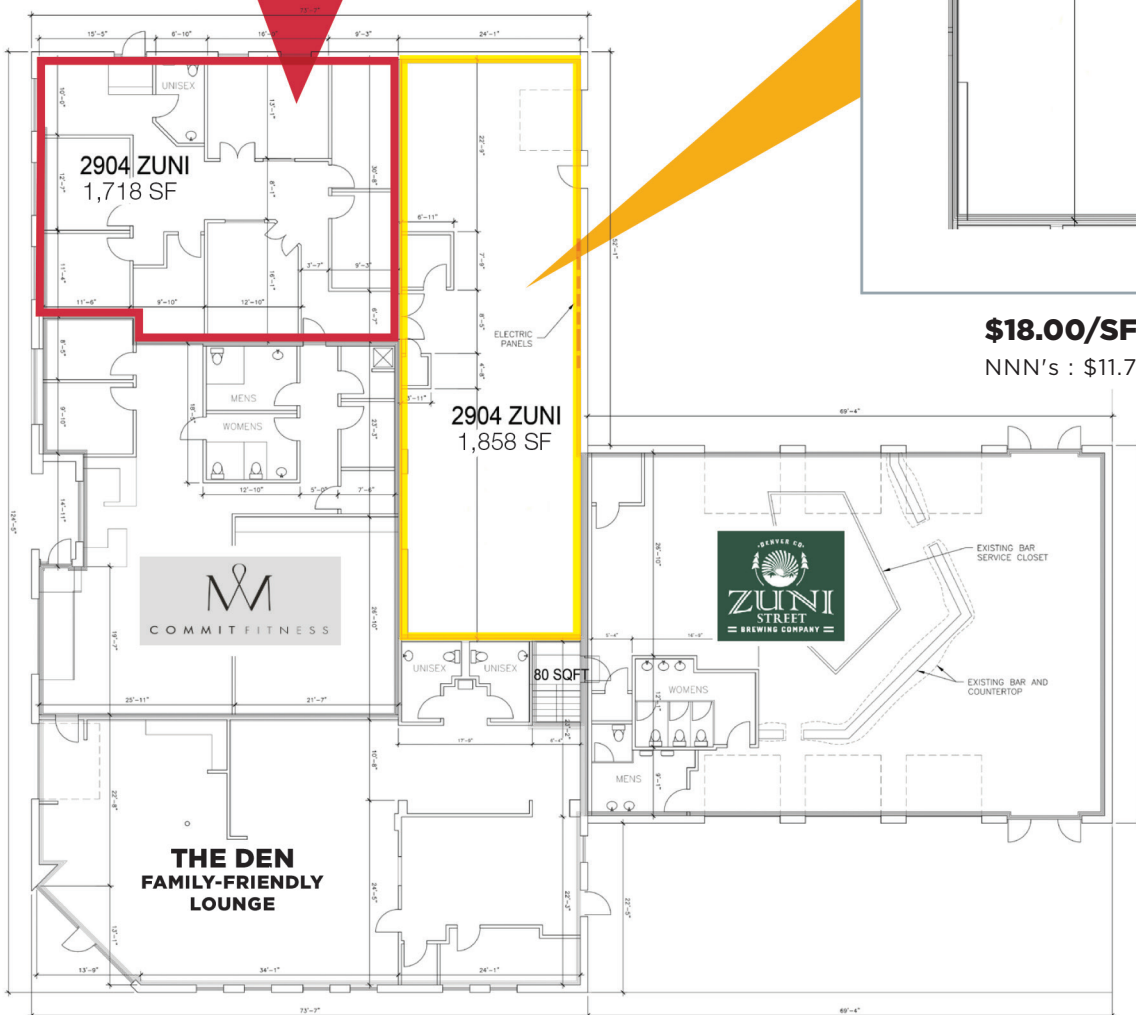


\$35.00/SF NNN
NNN's : \$11.78/SF (Estimate)

2904 Zuni (Shop) 1,858 SF



\$18.00/SF NNN
NNN's : \$11.78/SF (Estimate)





FOR LEASE

1,718-1,858 SF

2904 Zuni Street | Denver, CO 80211

NAIShames Makovsky



Traffic Counts

Intersection	Daily Volume
1 29th Ave & Wyandot St	8,838
2 Speer Blvd & Zuni St	40,978

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