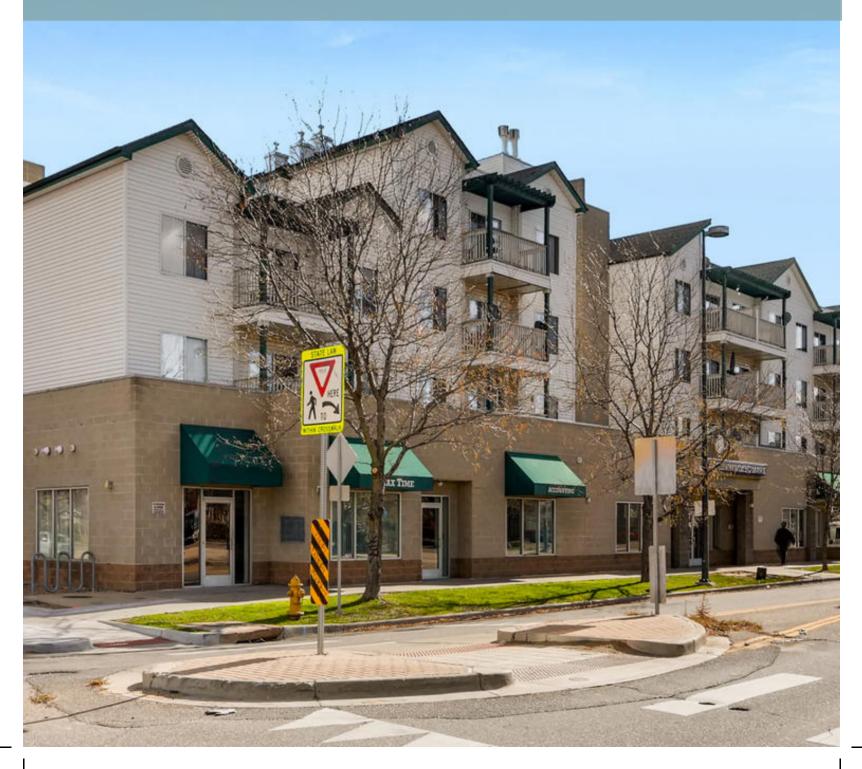
## LEASE OPPORTUNITY | OFFICE/RETAIL

RINO Office/Retail Space 3280 Downing Street, Denver, CO

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## **Offering Summary**

SF.	2,500
Lease rate	\$18.00 SF/yr (MG)
Lot Size	0.6 Acres
Building Size	28,710 SF
Ceiling Height	10 ft
Building Class	В
Year Built	1998
Parking	20 Off-street Spaces
Zoning	C-MS-5

Downing Street & 33rd

## **Property Overview**

One office/retail space is currently available for lease at 33rd and Downing.

The property is located in the Cole Neighborhood of Central Denver with easy access to I-25, I-70 and the new 38th & Blake Light Rail Station.

## **Property Highlights**

Great retail/office near RINO in the Curtis Park neighborhood

Two blocks from Welton Street and Downing Light Rail Stations

Proximity to DIA light Rail

Four blocks from Historic Welton street corridor

High traffic, visibility and signage on Downing



Cross Streets

The information contained herein was obtained from sources believed reliable; however, IMPAX Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.