

# LEASE OPPORTUNITY | OFFICE/RETAIL

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

Amanda Hardin  
303.929.8152  
amanda@impaxrealestate.com

Drew MacDonald  
303.887.8853  
drew@impaxrealestate.com





## 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	B
Year Built	1998
Parking	20 Off-street Spaces
Zoning	C-MS-5
Cross Streets	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