

ZEPPELIN STATION

3501 WAZEE ST | SUITE 200 | DENVER, CO 80216



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ABOUT THE PROPERTY

An 11,725 SF office sublease in a design-forward modern office building known as Zeppelin Station. This open layout office space in the RiNo submarket, one of Denver's most sought after areas, has private and group meeting spaces as well as operable glass garage doors leading out onto a large private patio with city and mountain views.

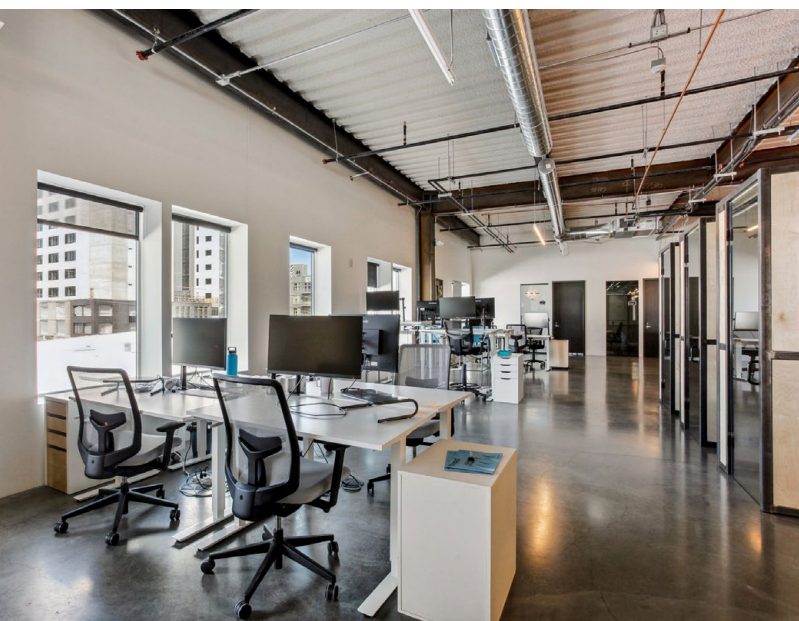
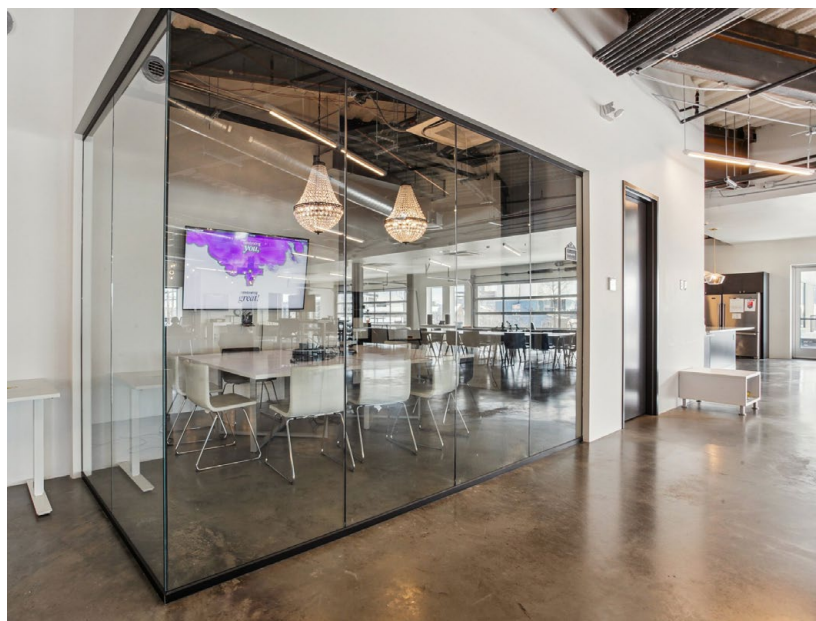
PROPERTY FEATURES

- **Suite Size:** 11,725 SF
- **Sublease Expiration:** January 31, 2027
- **Parking:** 1.25/1,000 SF or up to 14 spaces (unreserved)
Unreserved: \$150.00/space/mo
Reserved: Up to 3 (of 14) spaces at \$200.00/space/mo
- **Year Built:** 2018

LEASE RATE
\$35.00/SF FSG

CONTACT

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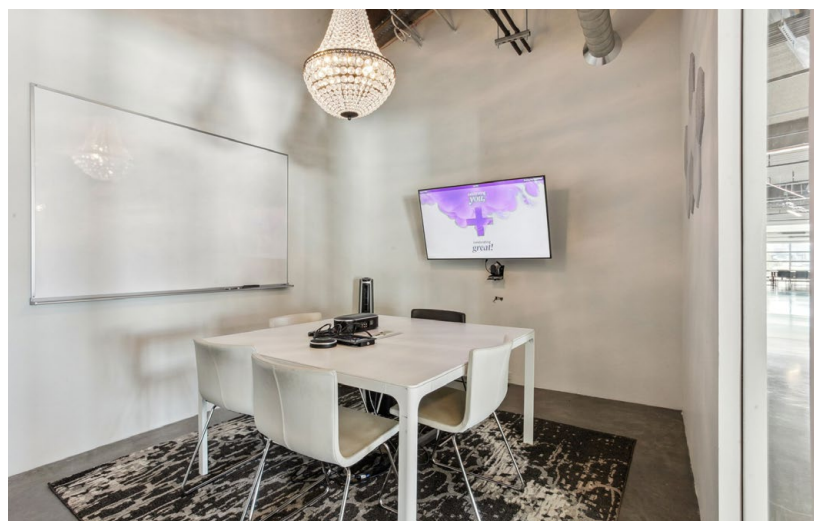
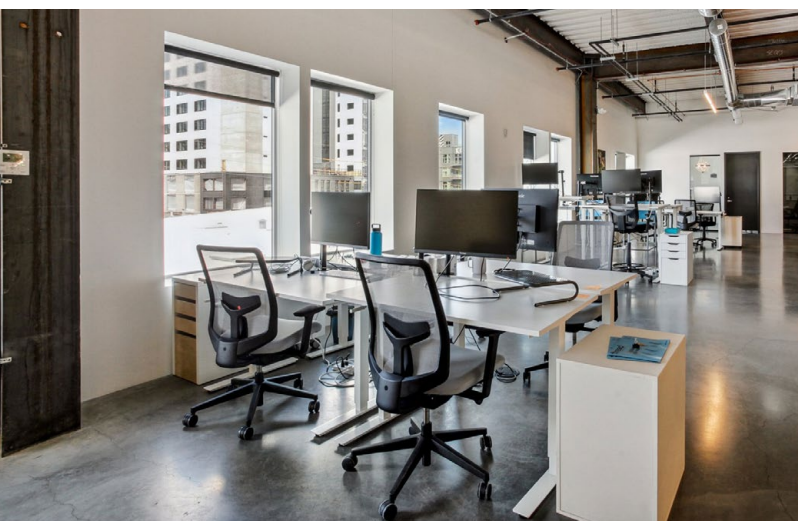


FLOORPLAN - SUITE 200



SUITE HIGHLIGHTS

- 7 Private Offices
- 1 Large Conference Room
- 3 Private Phone Booths
- Private Server Room & Large Storage Closet
- Fully Equipped Kitchen
- Large Private Patio
- 2 West Facing Glass Garage Doors to Patio
- Some office furniture can be included



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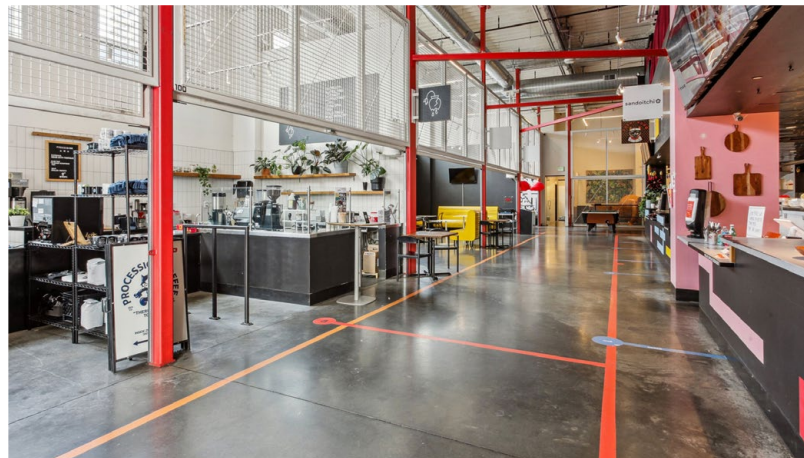


ABOUT ZEPPELIN STATION

Zeppelin Station is an immersive, 100,000 SF creative workplace and food hall with an attached parking garage, 24/7 building security, and flexible spaces that compliment the ever evolving needs of a variety of office users. The food hall presents a unique amenity to tenants, with access to fantastic food concepts, a coffee shop and a bustling bar.

LOCATION

Located in the heart of the RiNo Arts District, adjacent to the Downtown Ballpark neighborhood, with ideal accessibility to I-25/I-70 and public transportation, including the 38th & Blake A-Line Train Station that takes you directly to Union Station and DIA.



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