

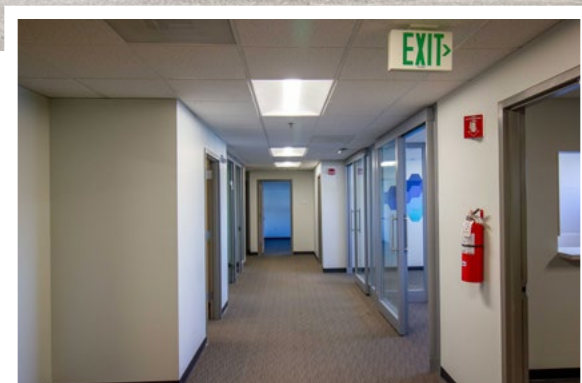
# FOR LEASE

646 N MARIPOSA ST, DENVER, CO, 80204



## PROPERTY HIGHLIGHTS

<b>BUILDING TYPE:</b>	INDUSTRIAL AND OFFICE
<b>YOC:</b>	1971 – RENOVATED 2002
<b>PARKING:</b>	75 SPACES
<b>BUILDING SIZE:</b>	500 - 9,000 SF AVAILABLE
<b>PRICING:</b>	CONTACT BROKER



## PROPERTY FEATURES - ALL SPACES AVAILABLE TOGETHER OR INDIVIDUALLY

### OFFICE SPACE

- 4 Offices
- Reception Area
- Breakroom/Kitchen
- Conference Room
- Copy/IT Room

### FLEX SPACE

- 6 Flex Spaces Available apx 500-1,000SF
- Open floorplan allows for a variety of uses
- Large Kitchen/Lounge Area also available

### WAREHOUSE SPACE

- Apx 2,000-5,000SF of Warehouse Available
- 19-22' Ceilings
- Dock Loading Available
- Radiant Heat
- Compressed Air
- Ample Power
- 0.5 AC Fenced Yard Area in addition to ample parking

## FOR MORE INFORMATION, PLEASE CONTACT

### CHASE GRIMES

VICE PRESIDENT

314.607.0778

CGRIMES@PINNACLAREA.COM

### PAUL SCHNEIDER

PRINCIPAL

303.817.3429

PSCHNEIDER@PINNACLAREA.COM

### NICK GIORGIANNI

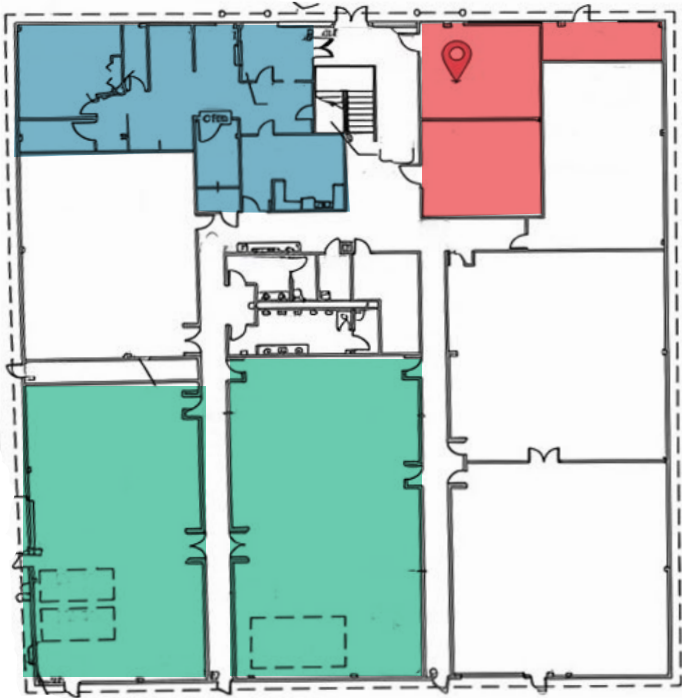
ASSOCIATE ADVISOR

925.212.6837

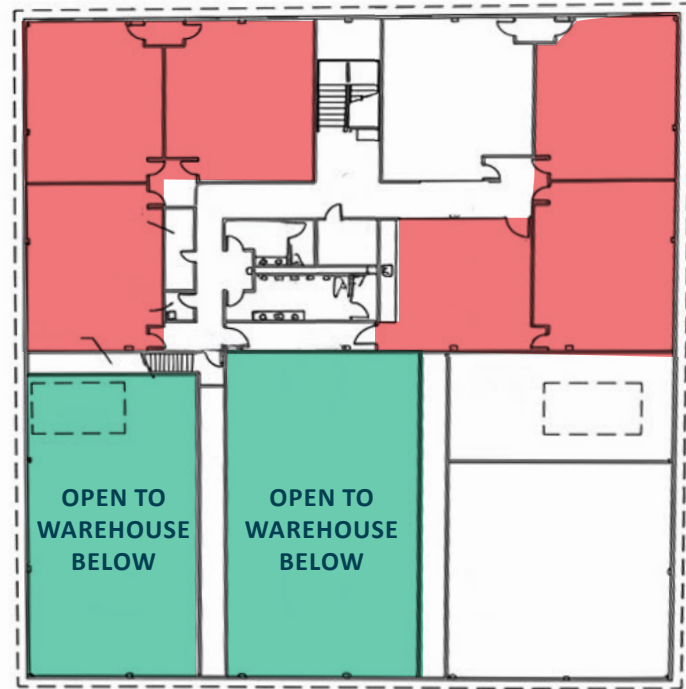
NGIORGIANNI@PINNACLAREA.COM

# FLOOR PLAN

- OFFICE
- WAREHOUSE
- FLEX/OFFICE



FIRST FLOOR



SECOND FLOOR



## FOR MORE INFORMATION, PLEASE CONTACT

**CHASE GRIMES**

*VICE PRESIDENT*

314.607.0778

CGRIMES@PINNACLEREA.COM

**PAUL SCHNEIDER**

*PRINCIPAL*

303.817.3429

PSCHNEIDER@PINNACLEREA.COM

**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

925.212.6837

NGIORGIANNI@PINNACLEREA.COM

# OFFICE SPACE



## FOR MORE INFORMATION, PLEASE CONTACT

**CHASE GRIMES**

*VICE PRESIDENT*

314.607.0778

[CGRIMES@PINNACLEREA.COM](mailto:CGRIMES@PINNACLEREA.COM)

**PAUL SCHNEIDER**

*PRINCIPAL*

303.817.3429

[PSCHNEIDER@PINNACLEREA.COM](mailto:PSCHNEIDER@PINNACLEREA.COM)

**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

925.212.6837

[NGIORGIANNI@PINNACLEREA.COM](mailto:NGIORGIANNI@PINNACLEREA.COM)



# FLEX SPACE



## FOR MORE INFORMATION, PLEASE CONTACT

**CHASE GRIMES**

*VICE PRESIDENT*

314.607.0778

CGRIMES@PINNACLEREA.COM

**PAUL SCHNEIDER**

*PRINCIPAL*

303.817.3429

PSCHNEIDER@PINNACLEREA.COM

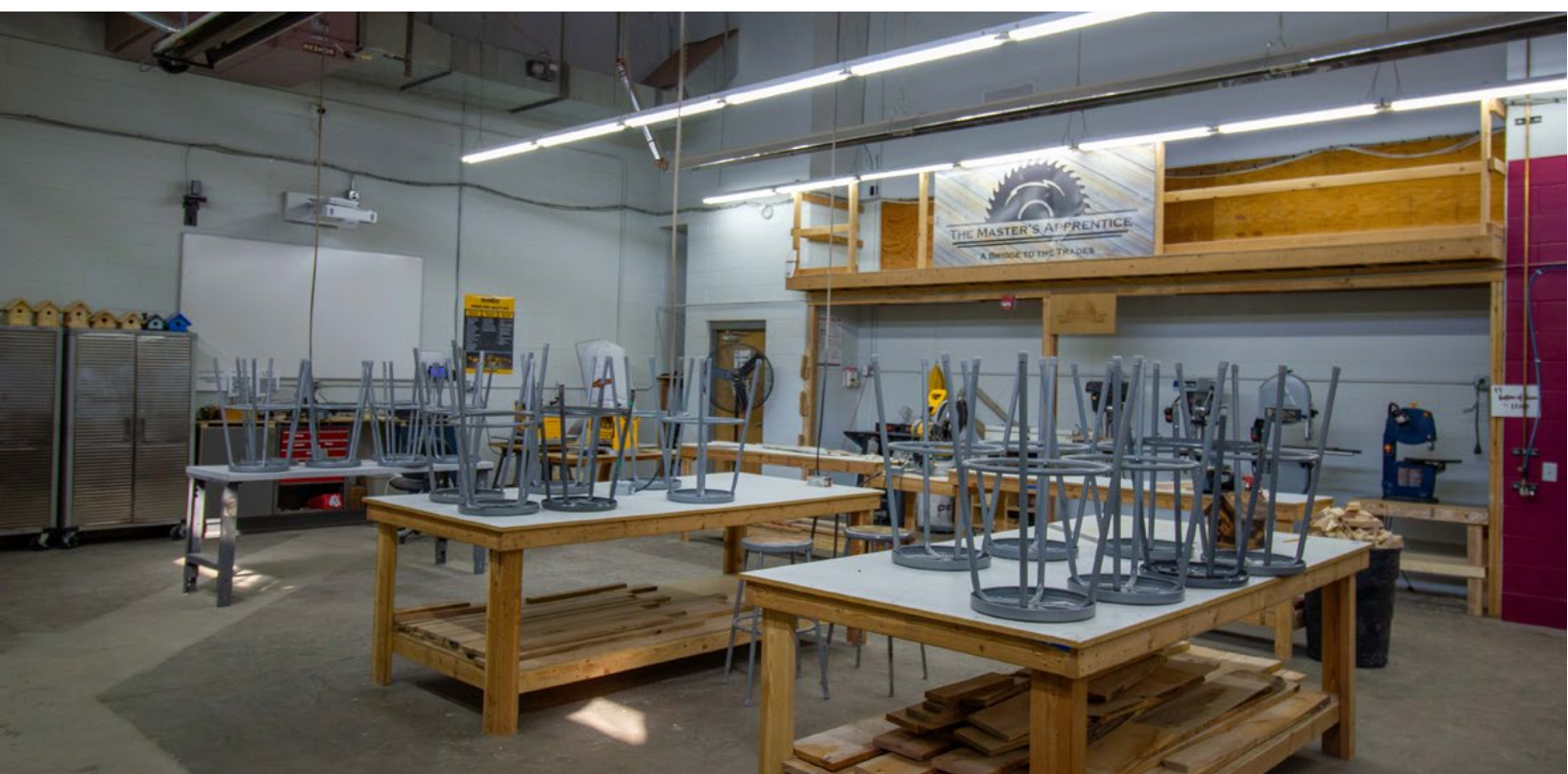
**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

925.212.6837

NGIORGIANNI@PINNACLEREA.COM

# WAREHOUSE SPACE



## FOR MORE INFORMATION, PLEASE CONTACT

**CHASE GRIMES**

*VICE PRESIDENT*

314.607.0778

CGRIMES@PINNACLEREA.COM

**PAUL SCHNEIDER**

*PRINCIPAL*

303.817.3429

PSCHNEIDER@PINNACLEREA.COM

**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

925.212.6837

NGIORGIANNI@PINNACLEREA.COM



## BURNHAM RAIL YARD REDEVELOPMENT

646 Mariposa St is located just  $\frac{1}{4}$  mile from the Burnham Yards redevelopment. The project will be anchored by the Denver Broncos' new stadium and is expected to transform more than 100 acres into a mixed-use district featuring housing, retail, office, and entertainment. The proposed stadium alone is estimated to cost up to \$4 billion, with the broader development positioned as a major economic driver generating significant year-round activity. Construction is scheduled to begin early 2027 and the stadium is estimated to be completed by 2031. Public and private investment will fund major infrastructure improvements, including transit access, road upgrades, and pedestrian connectivity, enhancing the area's long-term growth potential.

### FOR MORE INFORMATION, PLEASE CONTACT

**CHASE GRIMES**

*VICE PRESIDENT*

314.607.0778

CGRIMES@PINNACLEREA.COM

**PAUL SCHNEIDER**

*PRINCIPAL*

303.817.3429

PSCHNEIDER@PINNACLEREA.COM

**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

925.212.6837

NGIORGIANNI@PINNACLEREA.COM