

FOR SALE

PLATINUM CRE
INVESTMENTS | BROKERAGE

RARE OWNER-USER OPPORTUNITY IN RINO

2911 Walnut Street, Denver, CO 80205



ABOUT THE PROPERTY

The approximately 9,906 SF two-story building offers a well-balanced mix of character and functionality, featuring open floor plans, exposed brick and beams, skylights, high ceilings, and glass-walled offices with upgraded finishes. Additional features include a drive-in door accessed from the alley, multiple kitchenettes and restrooms, indoor parking, and a rooftop deck with mountain and city views, providing a flexible and efficient layout suitable for a variety of business uses.

Located in Denver's River North Art District (RiNo), 2911 Walnut Street presents a rare opportunity for an owner-user to establish a long-term headquarters in one of the city's most dynamic submarkets. The combination of creative character, modern improvements, and operational functionality makes this property well-suited for businesses seeking to own and occupy their space while benefiting from the energy, accessibility, and continued growth of the surrounding area.

CONTACT

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SALE PRICE
\$3,850,000 (\$388.65/SF)

PROPERTY FLOORPLANS

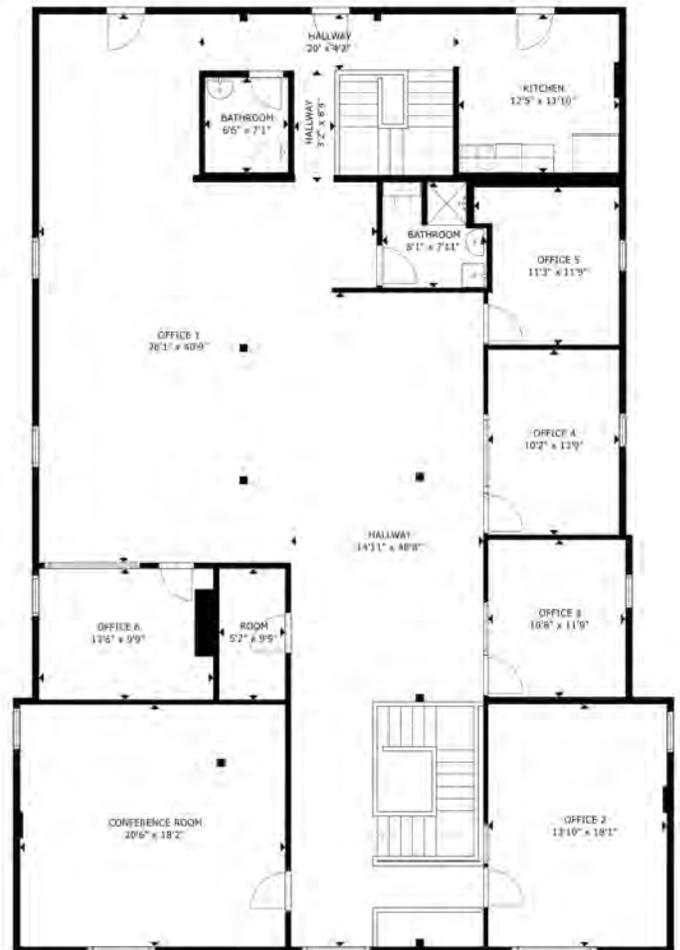
FIRST FLOOR

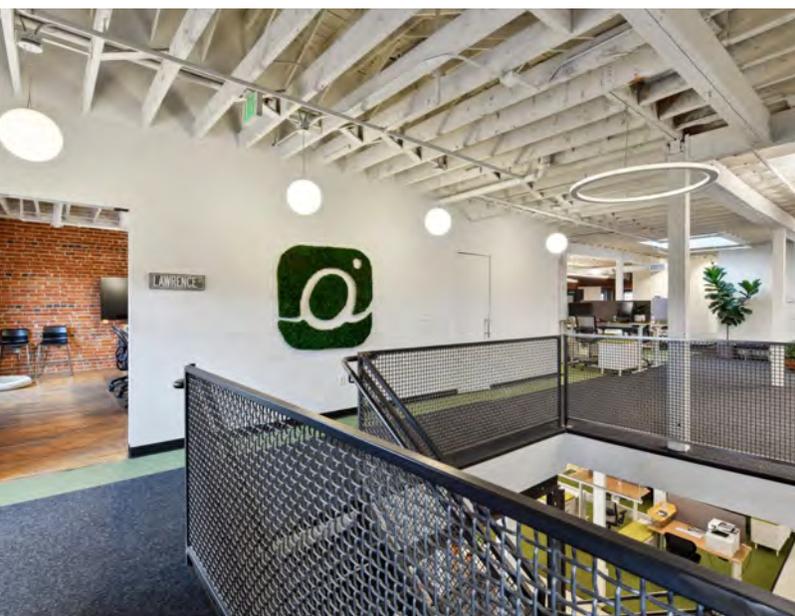
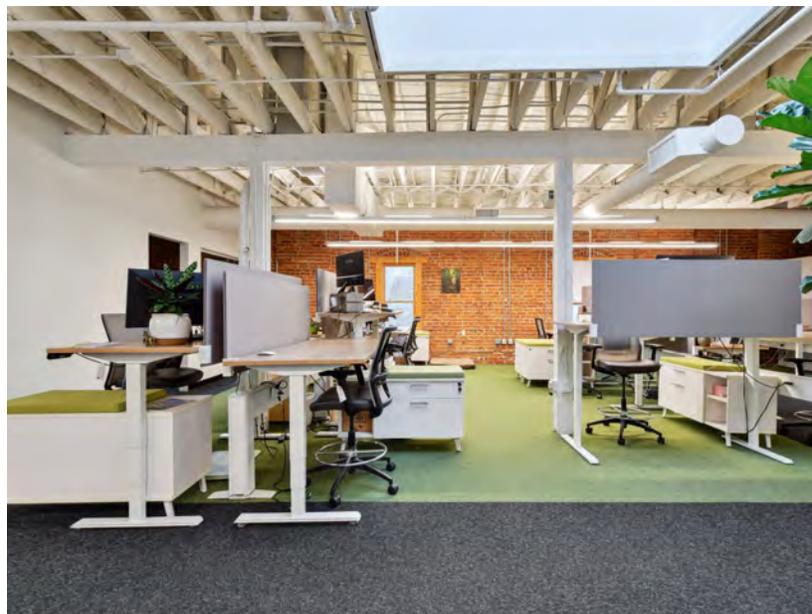
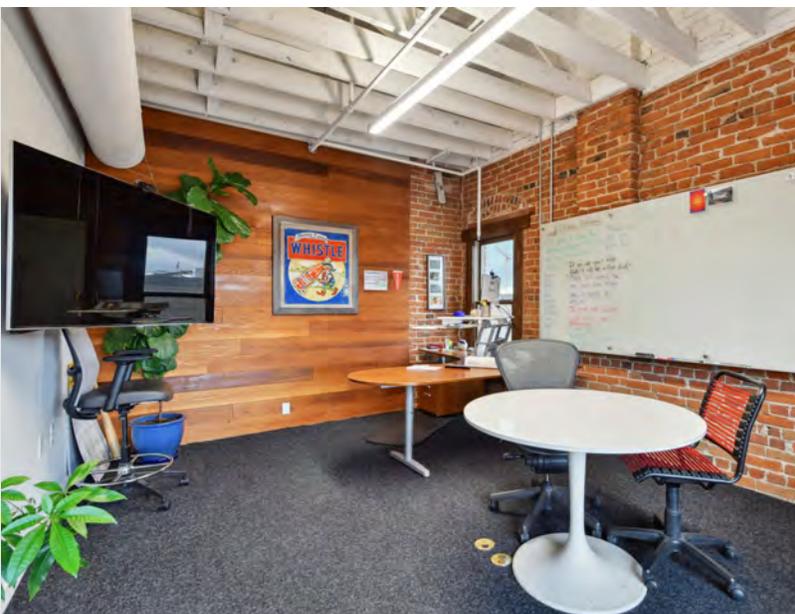
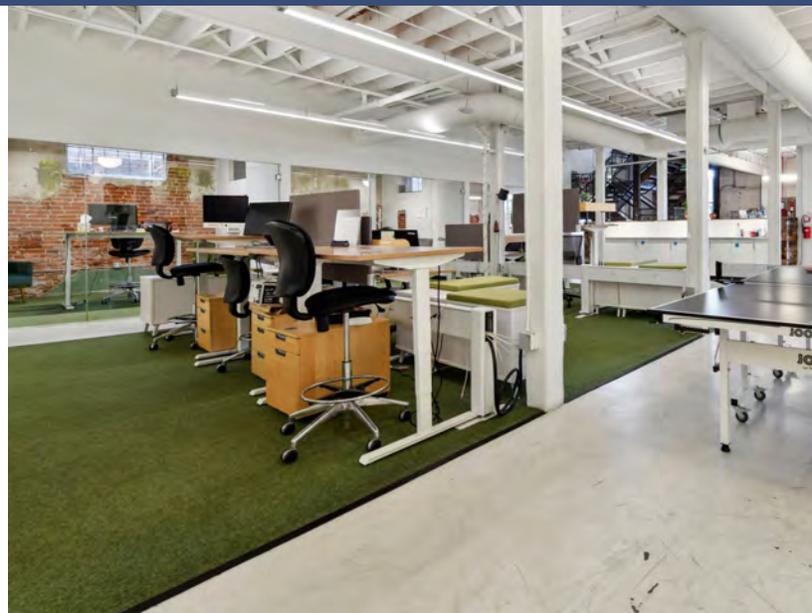


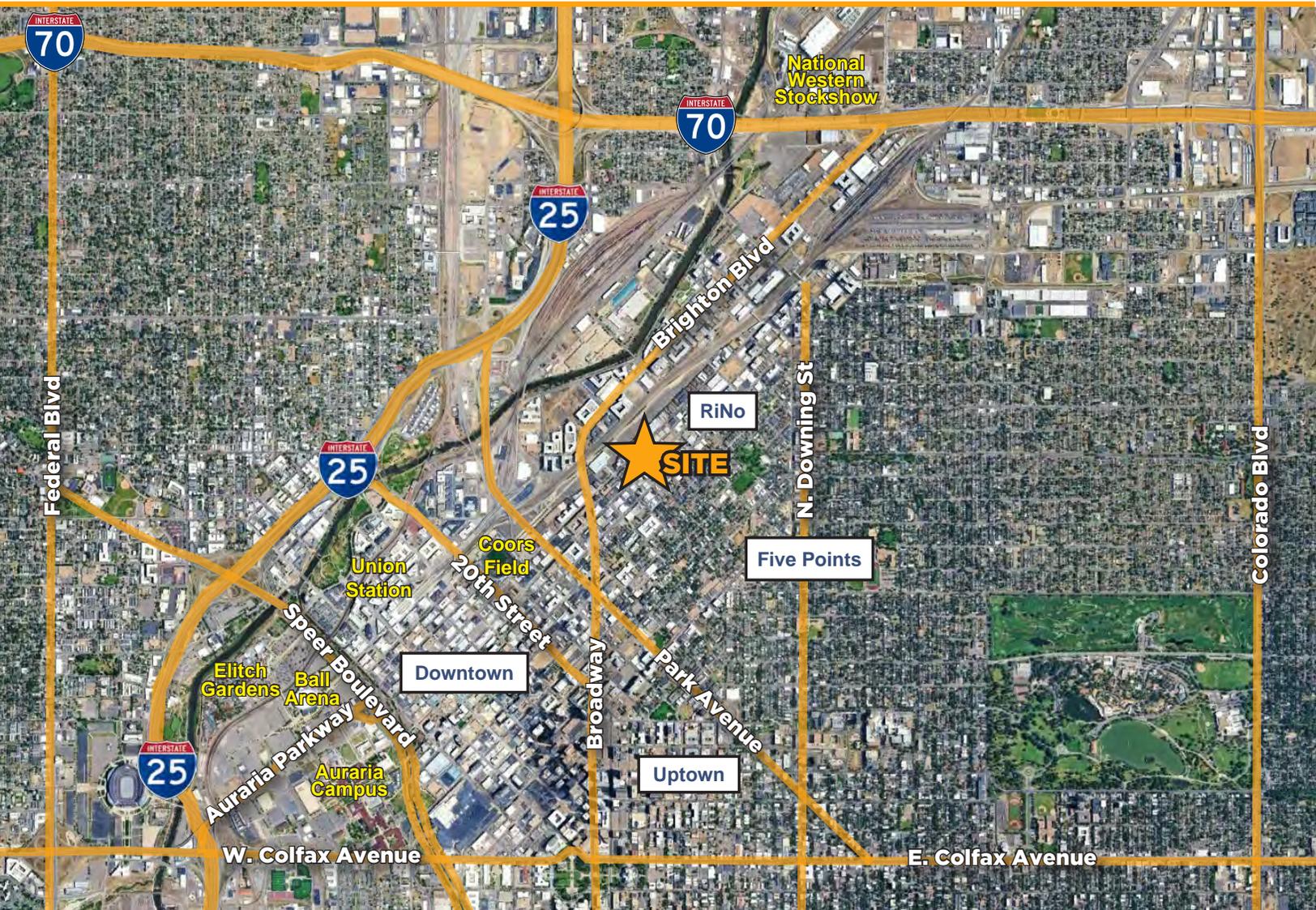
PROPERTY HIGHLIGHTS

- Two-story office/showroom building with open and flexible layout
- Renovated and modernized workspace while preserving character
- High ceilings with exposed brick and beams
- Glass-walled private offices with open bullpen areas
- Skylights providing abundant natural light
- Rooftop patio with mountain and skyline views
- Multiple kitchenettes and restrooms throughout
- Roll-up door for light manufacturing or loading
- Strong identity and branding presence along Walnut Street

SECOND FLOOR







LOCATION

Situated in the Ballpark District at the edge of RiNo, 2911 Walnut Street is surrounded by one of Denver's most vibrant and established creative and business communities, with a dense mix of offices, studios, restaurants, breweries, retail, and residential developments. The property offers convenient access to Downtown Denver, Coors Field, major transportation corridors, and the 38th & Blake A-Line Station, providing direct rail service to Denver International Airport and supporting long-term accessibility for employees and clients alike.

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