

# 3900 NOME STREET

FOR LEASE

±35,844 - 129,127 SF

Units T, N, J, F



Denver

3900 Nome Street  
Denver, CO 80239



# OVERVIEW

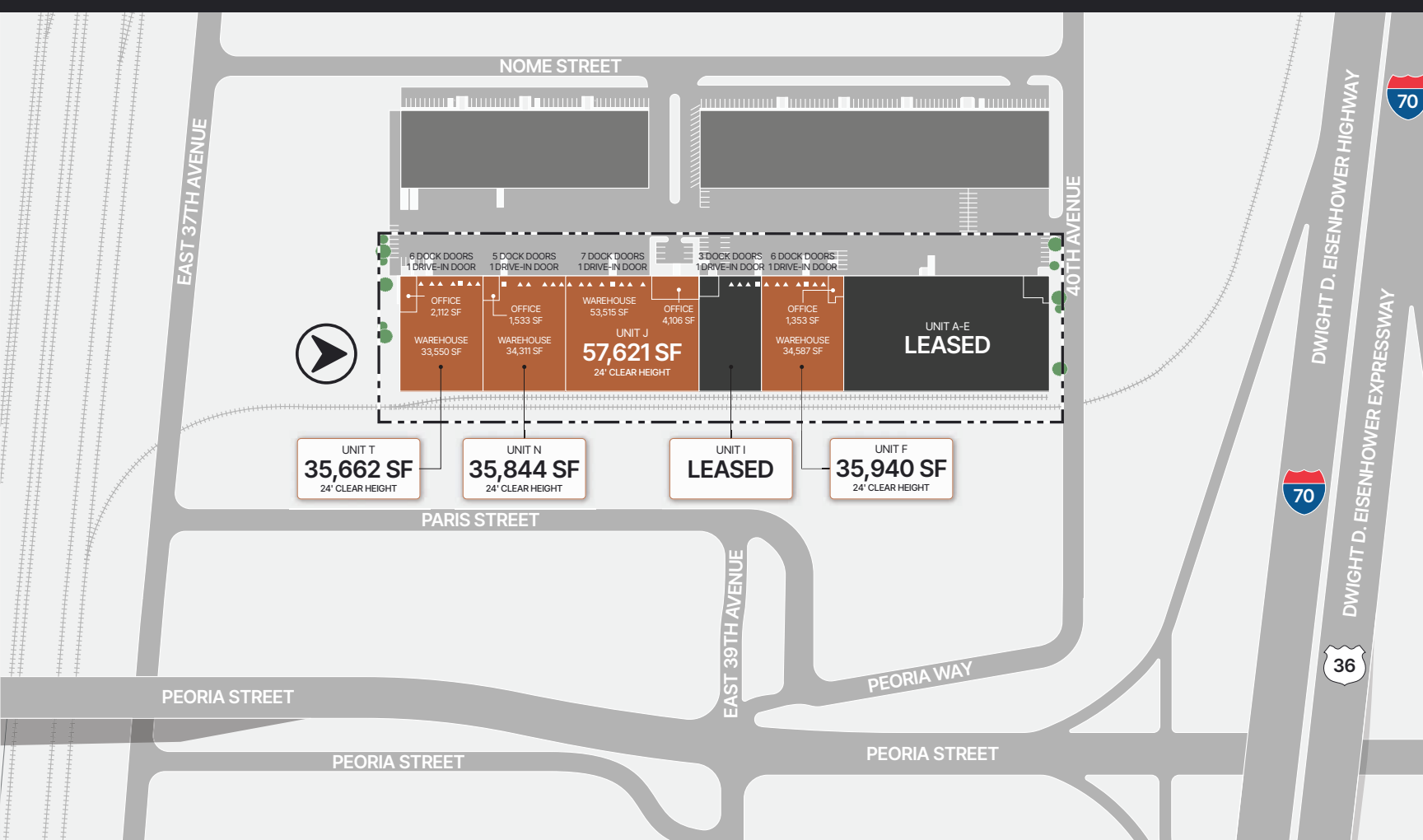
3900 Nome Street  
Denver, CO 80239

Denver



## PROPERTY SPECIFICATIONS

Available SF	±35,844 - 129,127 SF
Divisibility	Proposed units but multiple divisibility options available. Can accommodate tenants ±26,317 SF up to 129,127 SF Unit T: 35,662 SF Unit N: 35,844 SF Unit J: 57,621 SF Unit F: 35,940 SF
Loading	Twenty-three (23) Dock High Doors (14 with Levelers) Four (4) Drive In Doors (Three - 9' x 10' & One - 14' x 14') Ten (10) Rail Doors
Clear Height	±24'
Power	3-Phase (TBV)
Rail Service	Possible (subject to track agreement)
Sprinkler	Yes
OPEX	\$2.71/SF (Est. 2025)
Lease Rate	Call Broker for Pricing
Features	- Front park / front load design - Easy access to I-70 & I-225 - Close proximity to I-25 & I-270 - Near major hotels and restaurants



#### Unit T

**Warehouse:** 33,550 SF

**Office:** 1,533 SF

**Total:** 35,662 SF

**Power:** TBD – Power Verification in Process

**Loading:** One (1) drive-in, six (6) dock high, 2 rail doors

**Asking Rate:** Contact Broker

#### Unit N

**Warehouse:** 34,311 SF

**Office:** 1,533 SF

**Total:** 35,844 SF

**Power:** 200 amps

**Loading:** One (1) drive-in, five (5) dock high and three (3) rail doors

**Asking Rate:** \$6.95/ SF NNN

#### Unit J

**Warehouse:** 53,515 SF

**Office:** 4,106 SF

**Total:** 57,621 SF

**Power:** 250 amps

**Loading:** One (1) drive-in, seven (7) dock high and four (4) rail doors

**Asking Rate:** \$5.95/SF NNN

#### Unit F

**Warehouse:** 34,587 SF

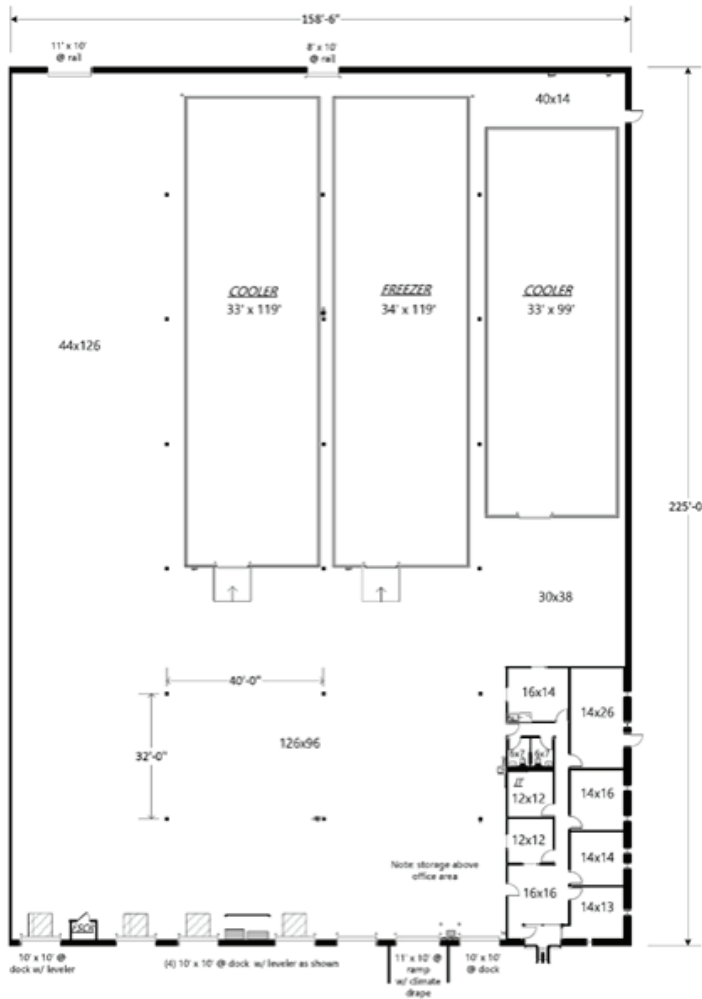
**Office:** 1,353 SF

**Total:** 35,940 SF

**Power:** 200 amps

**Loading:** One (1) drive-in, six (6) dock high doors

**Asking Rate:** \$6.95/ SF NNN



## UNIT T

Warehouse ±33,550 SF

Office ±1,533 SF

Available SF ±35,662SF

Loading Five (5) Dock High Doors (3 with Levelers)  
One (1) Drive In Door (11' x 10')  
Two (2) Rail Doors

Clear Height ±24'

Power 3-Phase (TBV)

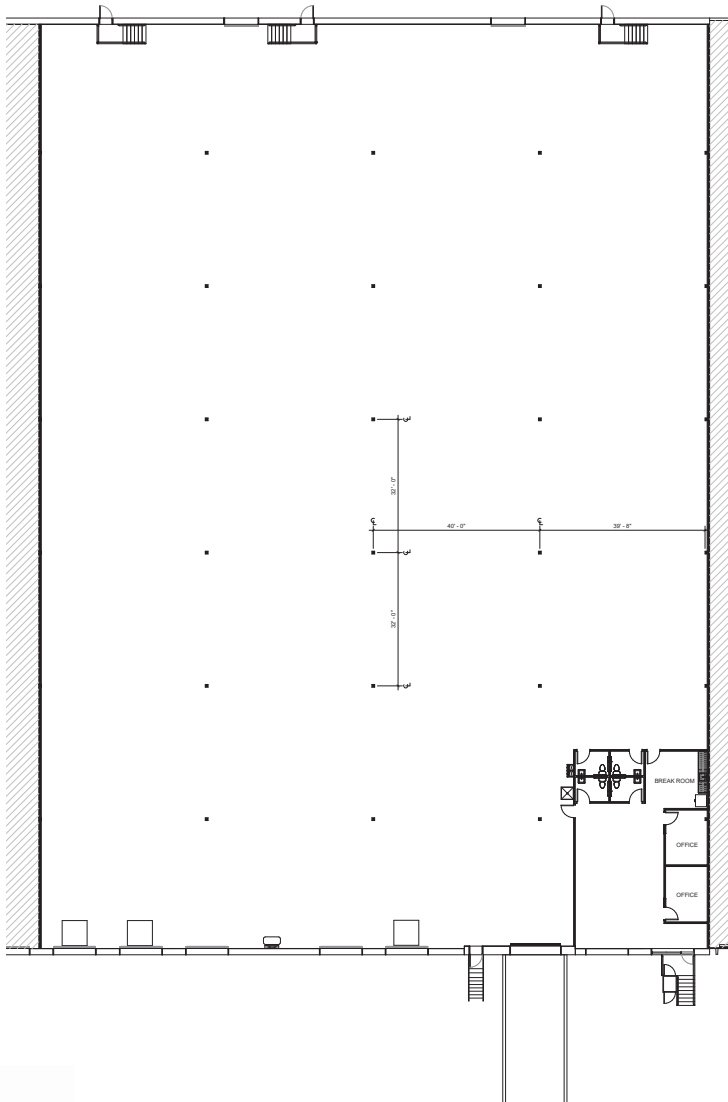
Sprinkler Yes

Zoning I-1 (City & County of Denver)

Asking Rate **Call Broker for Pricing**

Operating Expenses \$2.71/SF (Est. 2025)





## UNIT N

Warehouse ±34,311 SF

Office ±1,533 SF

Available SF ±35,844 SF

Loading  
Five (5) Dock High Doors (3 with Levelers)  
One (1) Drive In Door (9' x 10')  
Two (2) Rail Doors

Clear Height ±24'

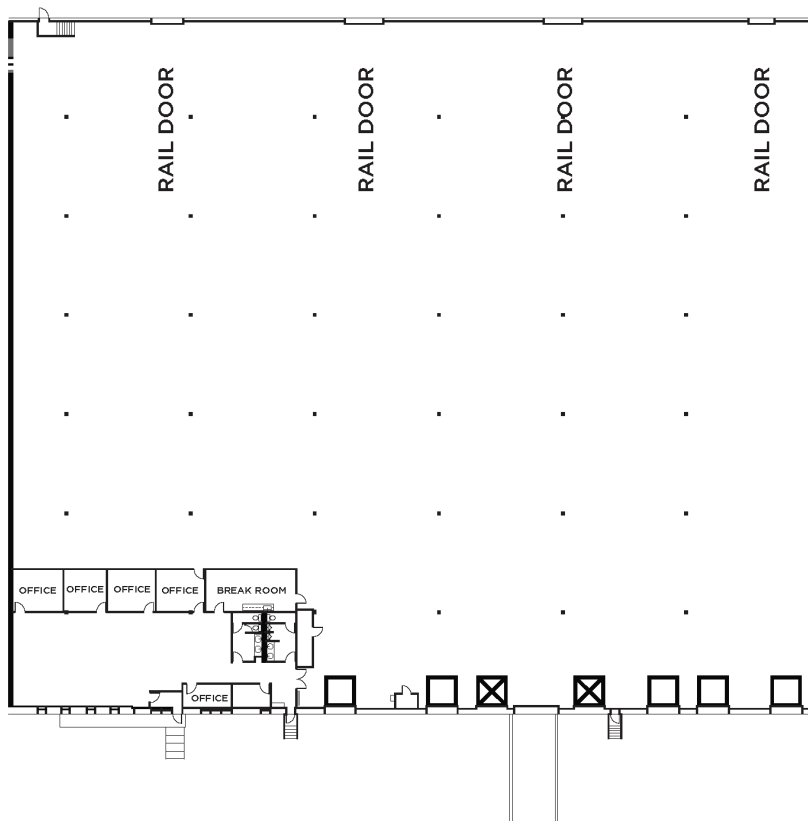
Power 3-Phase (TBV)

Sprinkler Yes

Zoning I-1 (City & County of Denver)

Asking Rate **Call Broker for Pricing**

Operating Expenses \$2.71/SF (Est. 2025)



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## UNIT J

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Warehouse	±53,515 SF
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Office	±4,106 SF
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Available SF	±57,621 SF
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Loading	Seven (7) Dock High Doors (4 with Levelers) One (1) Drive In Door (14' x 14') Four (4) Rail Doors
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Clear Height	±24'
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Power	3-Phase (TBV)
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Sprinkler	Yes
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Zoning	I-1 (City & County of Denver)
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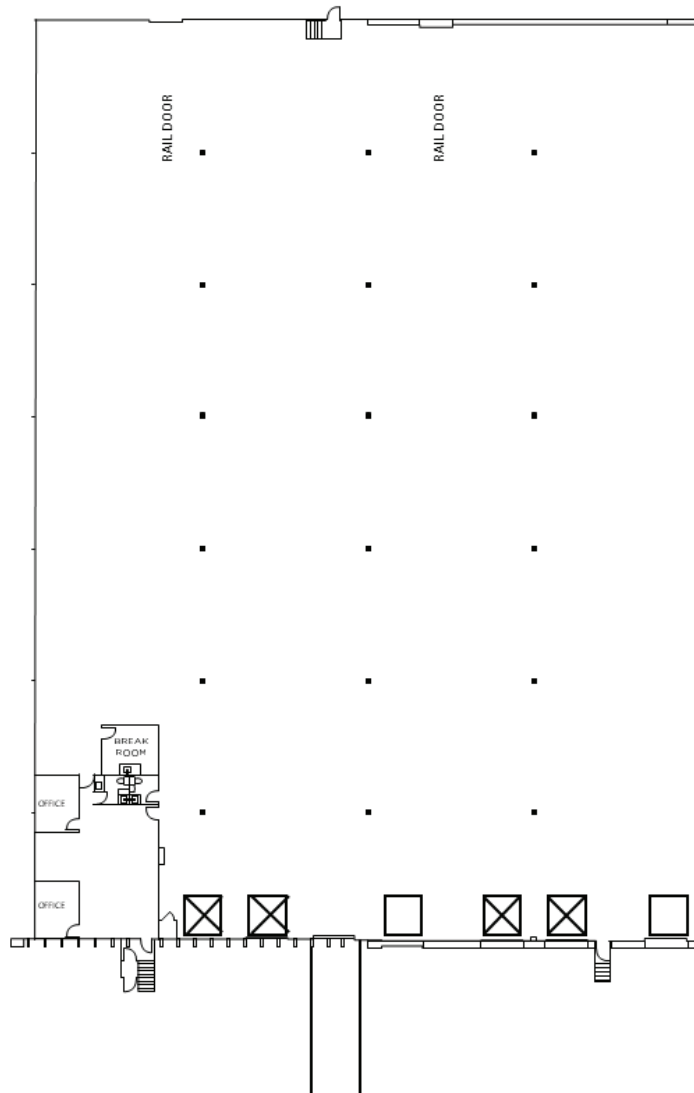
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Asking Rate	<b>Call Broker for Pricing</b>
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Operating Expenses	\$2.71/SF (Est. 2025)
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## UNIT F

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Warehouse	±34,587 SF
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Office	±1,353 SF
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Available SF	±35,940 SF
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Loading	Six (6) Dock High Doors (4 with Levelers) One (1) Drive In Door (9' x 10') Two (2) Rail Doors
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Clear Height	±24'
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Power	3-Phase (TBV)
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Sprinkler	Yes
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Zoning	I-1 (City & County of Denver)
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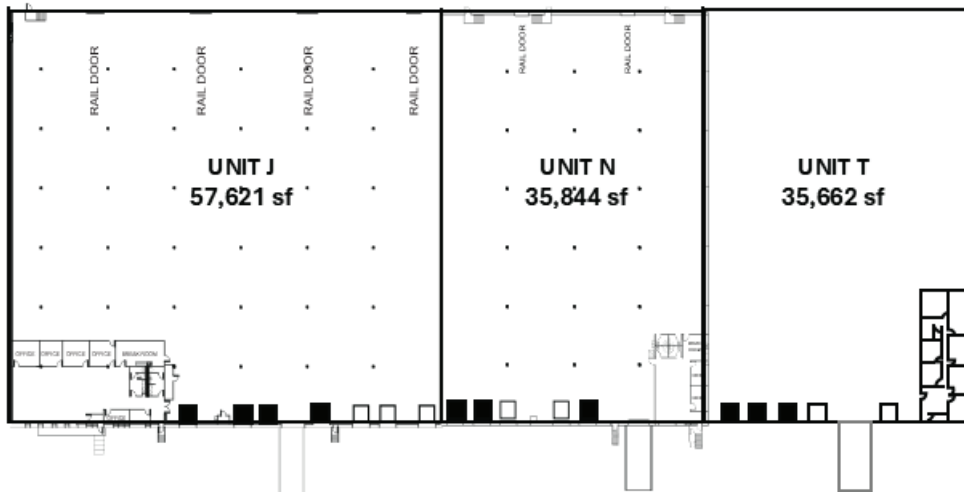
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Asking Rate	<b>Call Broker for Pricing</b>
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Operating Expenses	\$2.71/SF (Est. 2025)
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## UNITS J, N & T

Available SF ±129,127 SF

Office ±7,751 SF (in three locations)

Seventeen (17) Dock High Doors (10 with Levelers)  
 Loading Three (3) Drive In Doors (9' x 10' & 14' x 14')  
 Eight (8) Rail Doors

Clear Height ±24'

Power 3-Phase (TBV)

Sprinkler Yes

Zoning I-1 (City & County of Denver)

Asking Rate **Call Broker for Pricing**

Operating Expenses \$2.71/SF (Est. 2025)



Front Park/Front Load Design



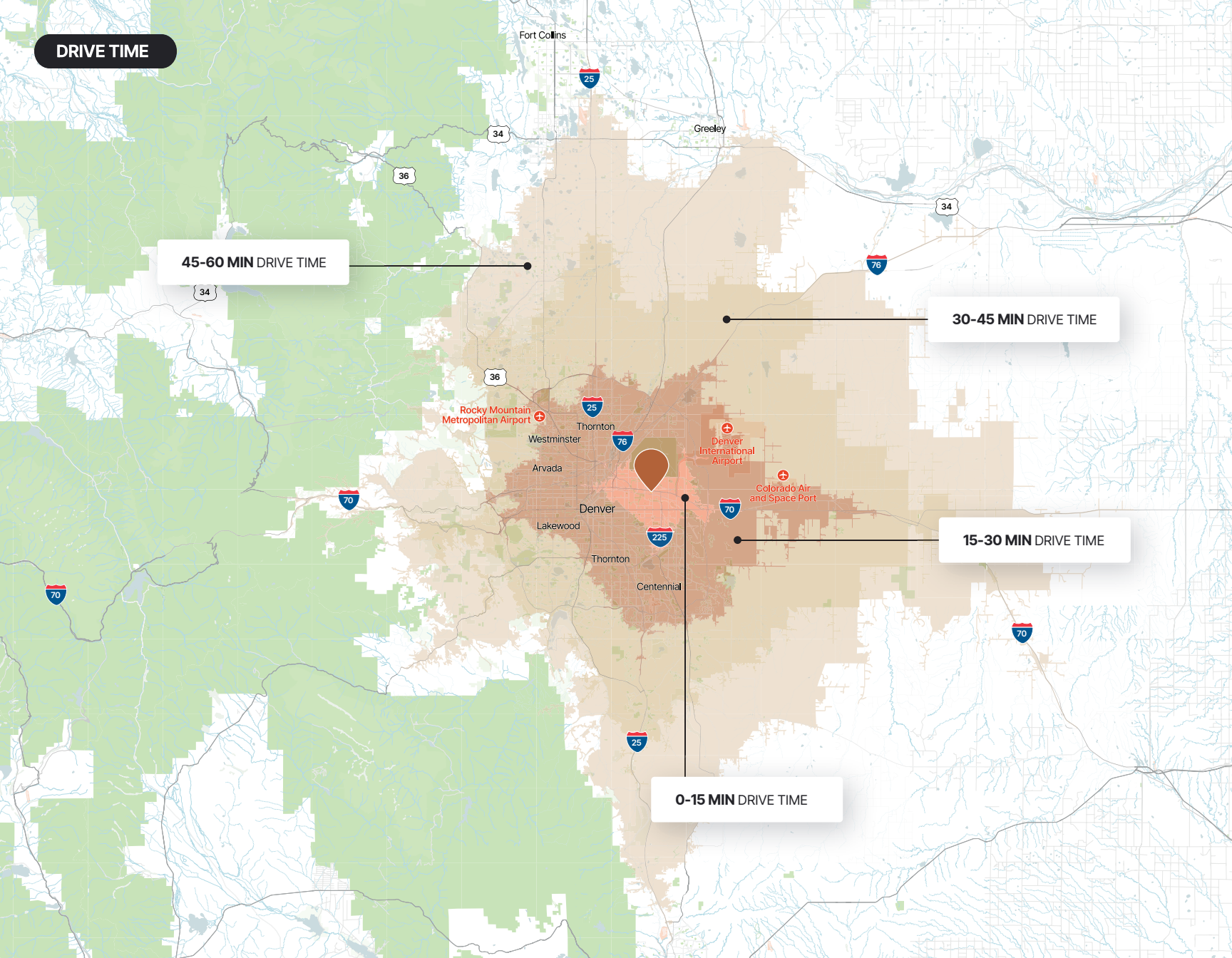
Proximity to I-25, I-270, I-70, I-225



Possible rail service option (subject to track agreement)



## DRIVE TIME



## REGIONAL ACCESS

**CHEYENNE**  
106 MILES

**SANTA FE**  
360 MILES

**SALT LAKE CITY**  
507 MILES

**LAS VEGAS**  
758 MILES

**HELENA**  
793 MILES

**BOISE**  
871 MILES

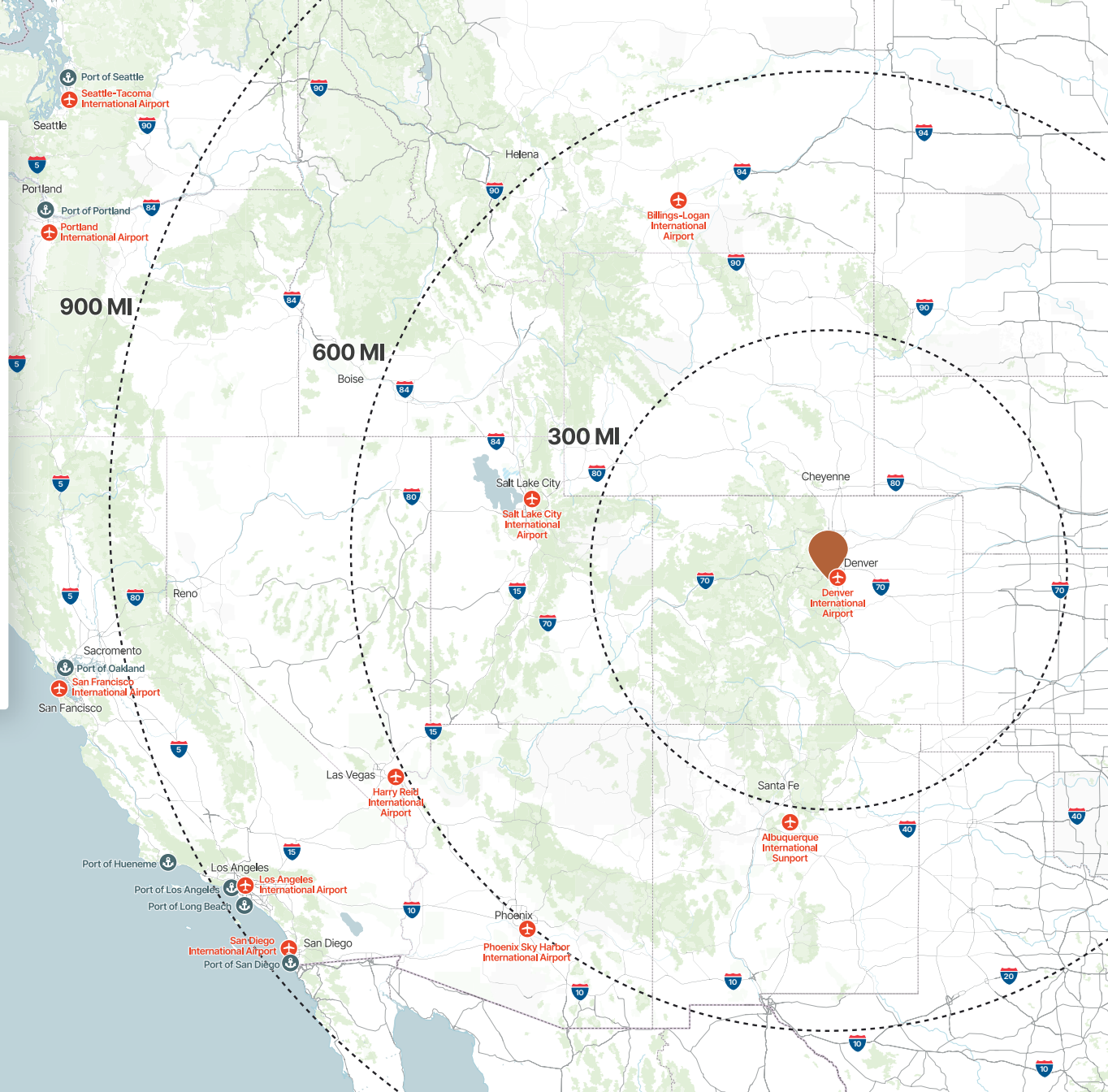
**RENO**  
1,001 MILES

**LOS ANGELES**  
1,026 MILES

**SAN FRANCISCO**  
1,219 MILES

**PORTLAND**  
1,298 MILES

**SEATTLE**  
1,372 MILES



# CONTACT INFORMATION



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