

OFFICE/RETAIL FOR LEASE

3141 WALNUT STREET, UNIT 101

3141 Walnut Street
Denver, CO 80205



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LOCATION DESCRIPTION

The property is located in the RiNo neighborhood of Denver, an area known for its interesting blend of urban charm and unique industrial revivals. Historic warehouses and factories now house jazz bars, restaurants, brewpubs, art galleries and working studios. RiNo also hosts a mix of creative businesses, breweries and distillers, and coffee shops.

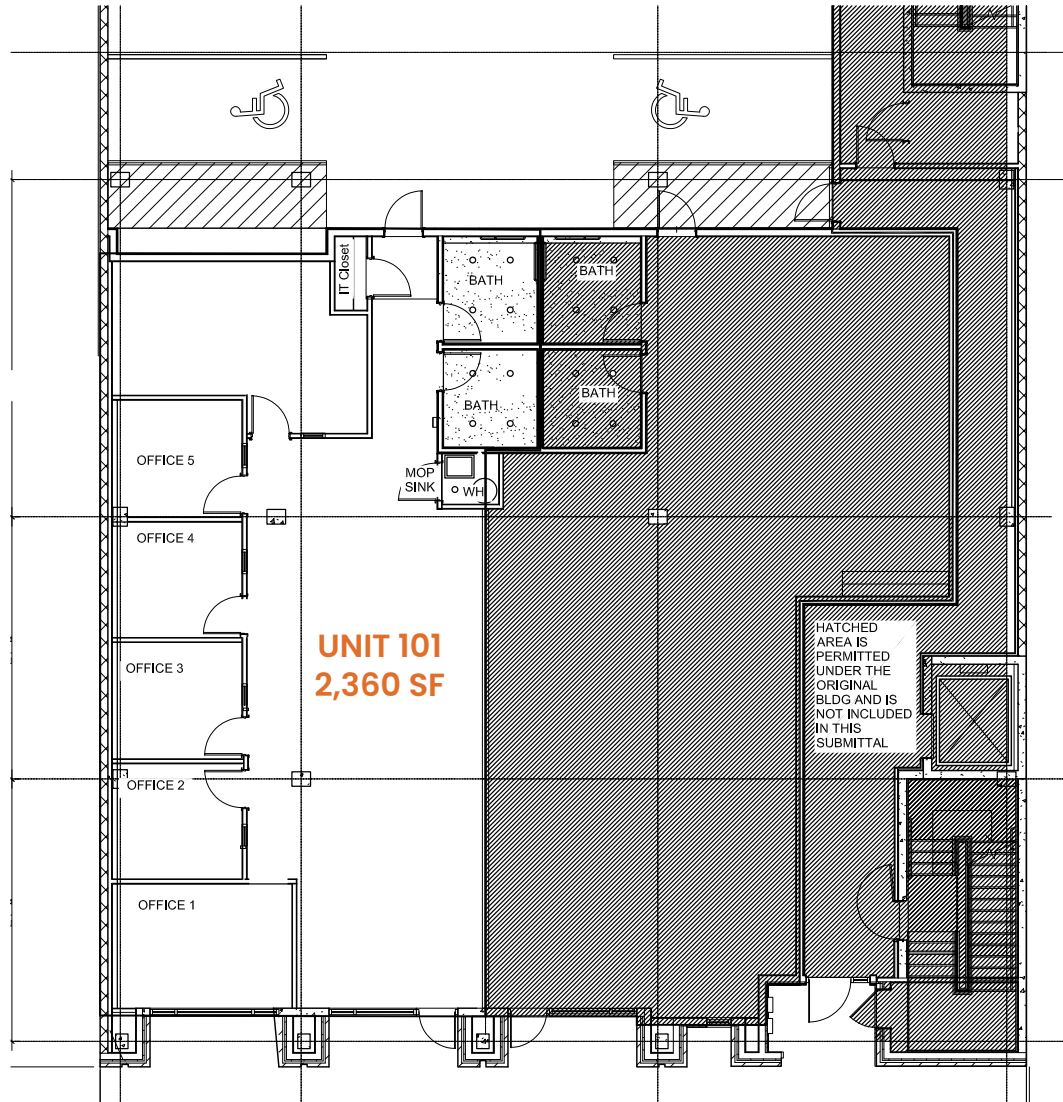
PROPERTY HIGHLIGHTS

- Prime location in RiNo with great visibility
- Newer building construction
- Suites include two (2) restrooms
- Two (2) exclusive parking spaces
- Abundant nearby amenities
- Proximity to Downtown Denver



OFFERING SUMMARY

Address	3141 Walnut Street Denver, CO 80205
Suite Available	101
SF Available	2,360 SF
Lease Rate	\$25.00/SF
2024 Est. NNN Expenses	\$9.50 SF Includes trash and water
	Tenant is responsible for all other utilities including janitorial
Parking	Two (2) exclusive spaces
Available	March 2025 (tenant is flexible to move out sooner)
Building Size	11,290 SF
Year Built	2014
Lot Size	5,997 SF
Zoning	I-MX-3





CENTRAL BUSINESS DISTRICT

LODO

 **UNION STATION**

INTERSTATE 25

PARK AVE

 **COORS FIELD**

TO I-25

N BROADWAY

LARIMER ST

BLAKE ST

32ND ST

RIVER NORTH ART DISTRICT



WALNUT ST

N DOWNING ST

32ND WALNUT STREET

DENVER, CO 80205



 **RINO ARTS DISTRICT**

  **Stem**
Rail Yard Lofts Condos

 **IMPROPER CITY**

CAMDEN RINO APARTMENTS

 **THE INFINITE MONKEY THEORUM**

 **MISTER OSO**

 **GOLD POINT**

 **BIERSTADT LAGERHAUS**

 **SHAKE SHACK**

 **ODELL BREWING FIVE POINTS BREWHOUSE**

MESTIZO CURTIS PARK

 **RATIO BEERWORKS**

CREMA COFFEE HOUSE

 **BARCELONA WINE BAR**

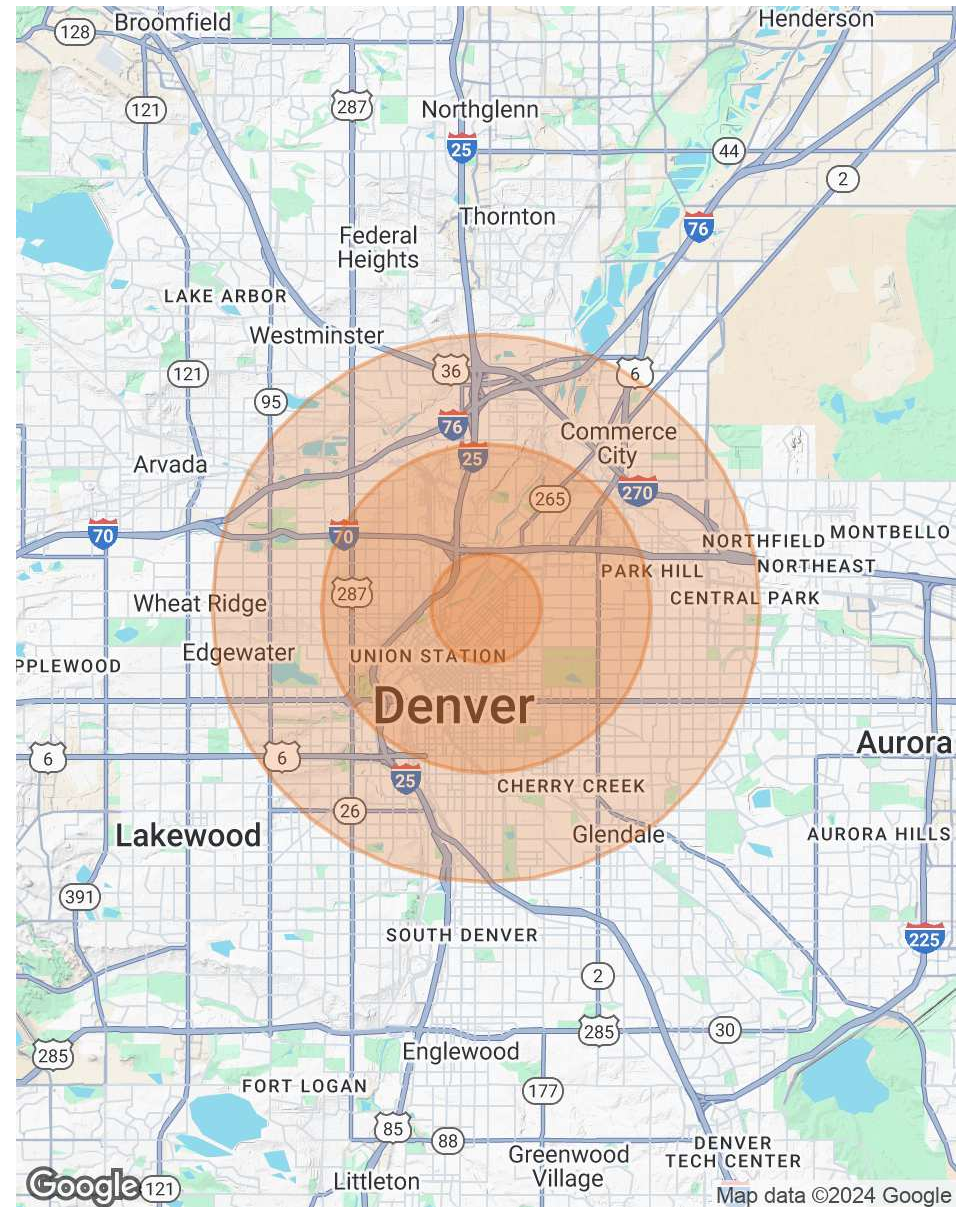
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,314	192,158	422,289
Average Age	35	38	38
Average Age (Male)	36	38	38
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,746	101,138	200,576
# of Persons per HH	2	1.9	2.1
Average HH Income	\$121,198	\$128,568	\$130,939
Average House Value	\$696,886	\$813,536	\$803,984

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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