

FOR LEASE

2826-2830 E. 3rd Avenue  
a cherry creek north property

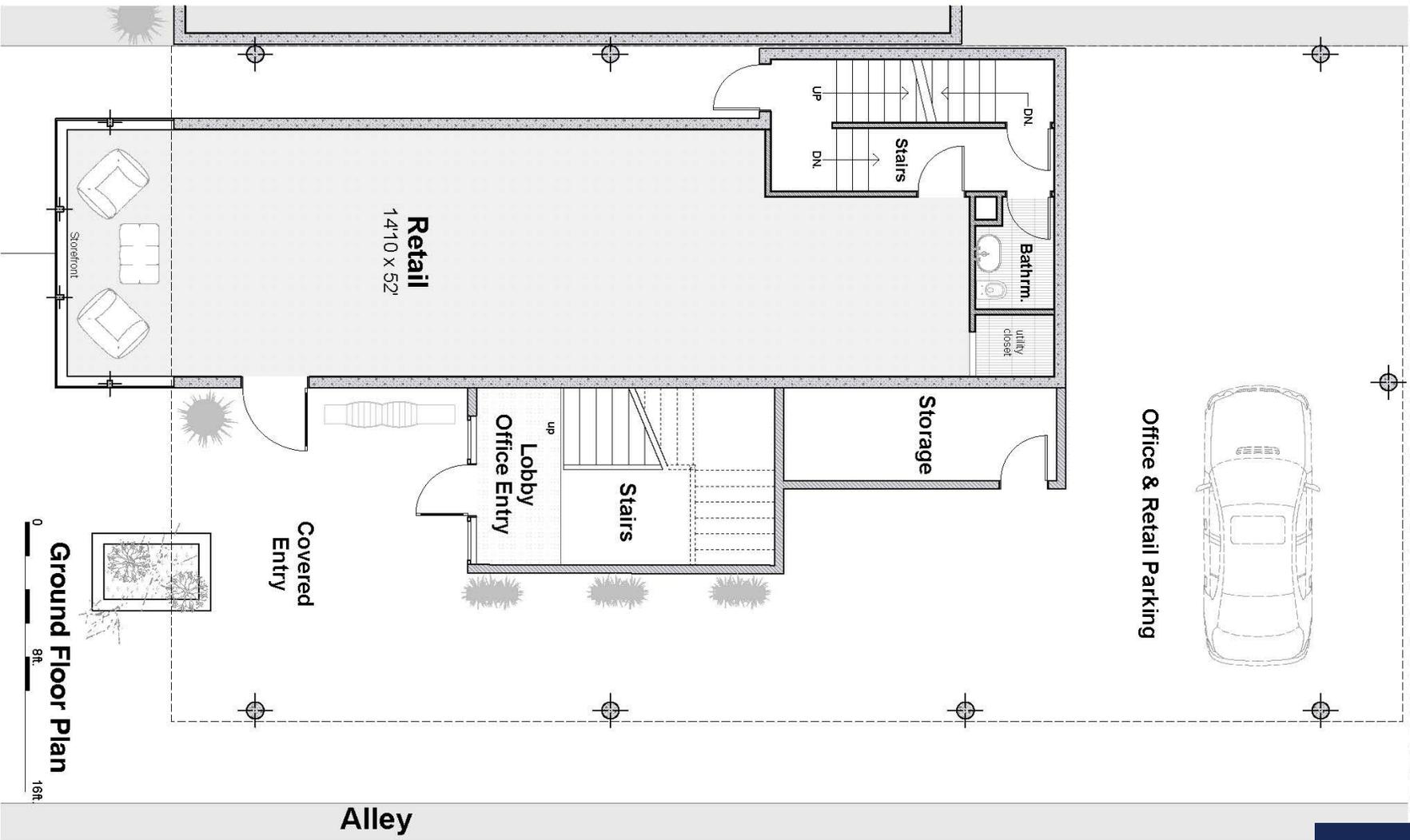




## Offering:

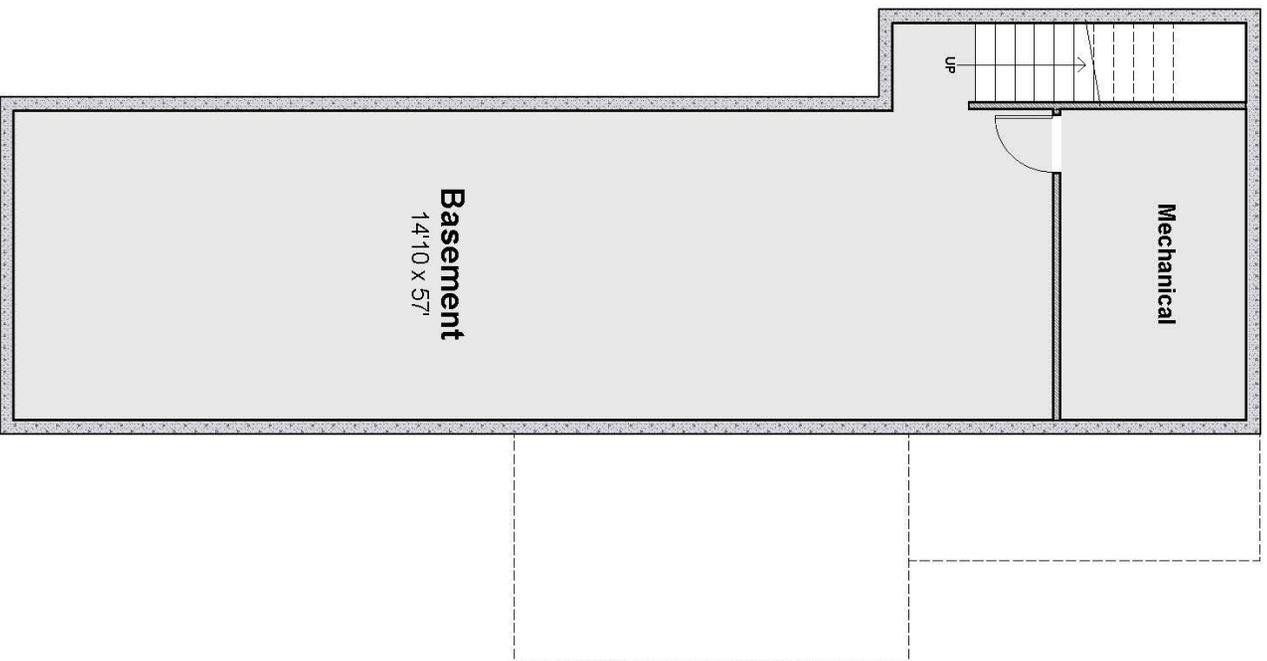
- Property: 2826-2830 E. 3rd Avenue, Denver, Colorado 80206
- 2 Stories Above Grade
- Zoning: C-CCN-5
- Lot Size: 3,960 SF
- Building Square Footage: 3,672 SF
- 2826 E. 3rd Ave. 1st Floor Unit Size: 1,001 SF @ \$110.00 PSF
- 2830 E. 3rd Ave. 2nd Floor Unit Size: 2,651 SF @\$60.00 PSF
- NNN's: \$30.00 PSF
- 15 Basement Parking Spaces, 10 First Floor Back Lot Parking Spaces

2828 E. 3rd Ave. Cherry Creek North



Ground Floor Plan  
0 8ft. 16ft.

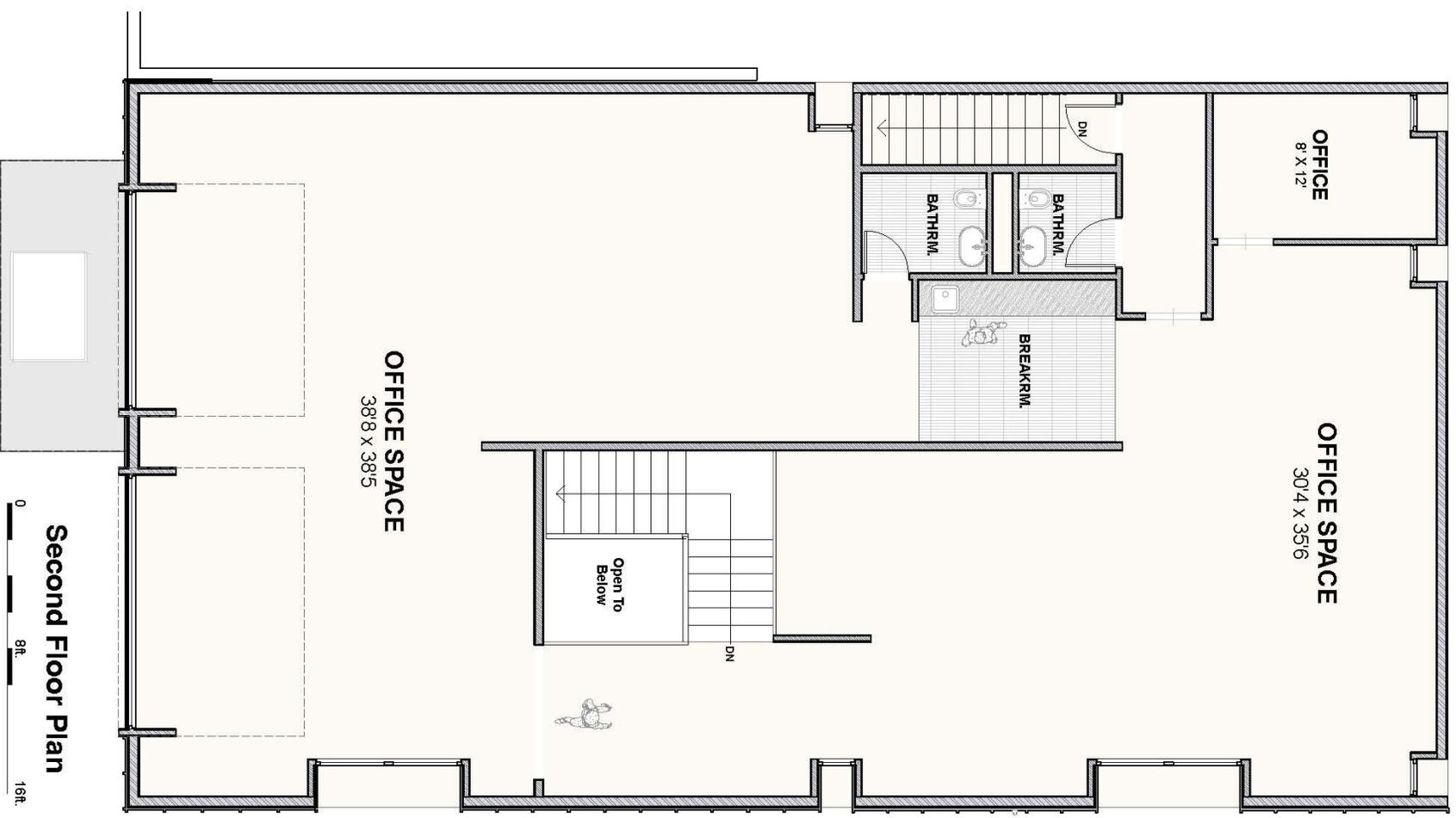




**Basement Floor Plan**

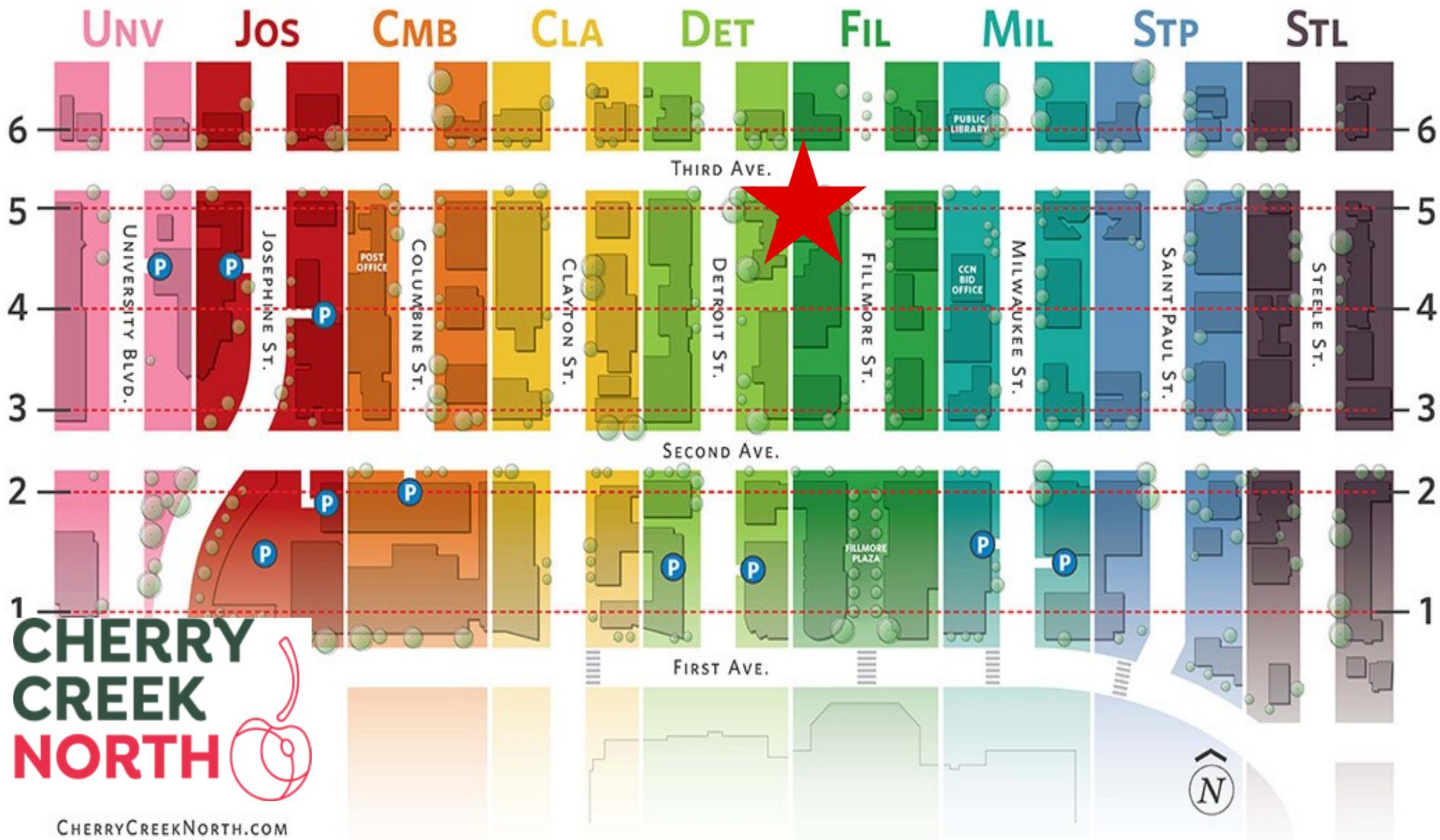
A graphic scale bar is located below the title. It shows three segments: the first segment is labeled "0", the second segment is labeled "9ft.", and the third segment is labeled "18ft.".





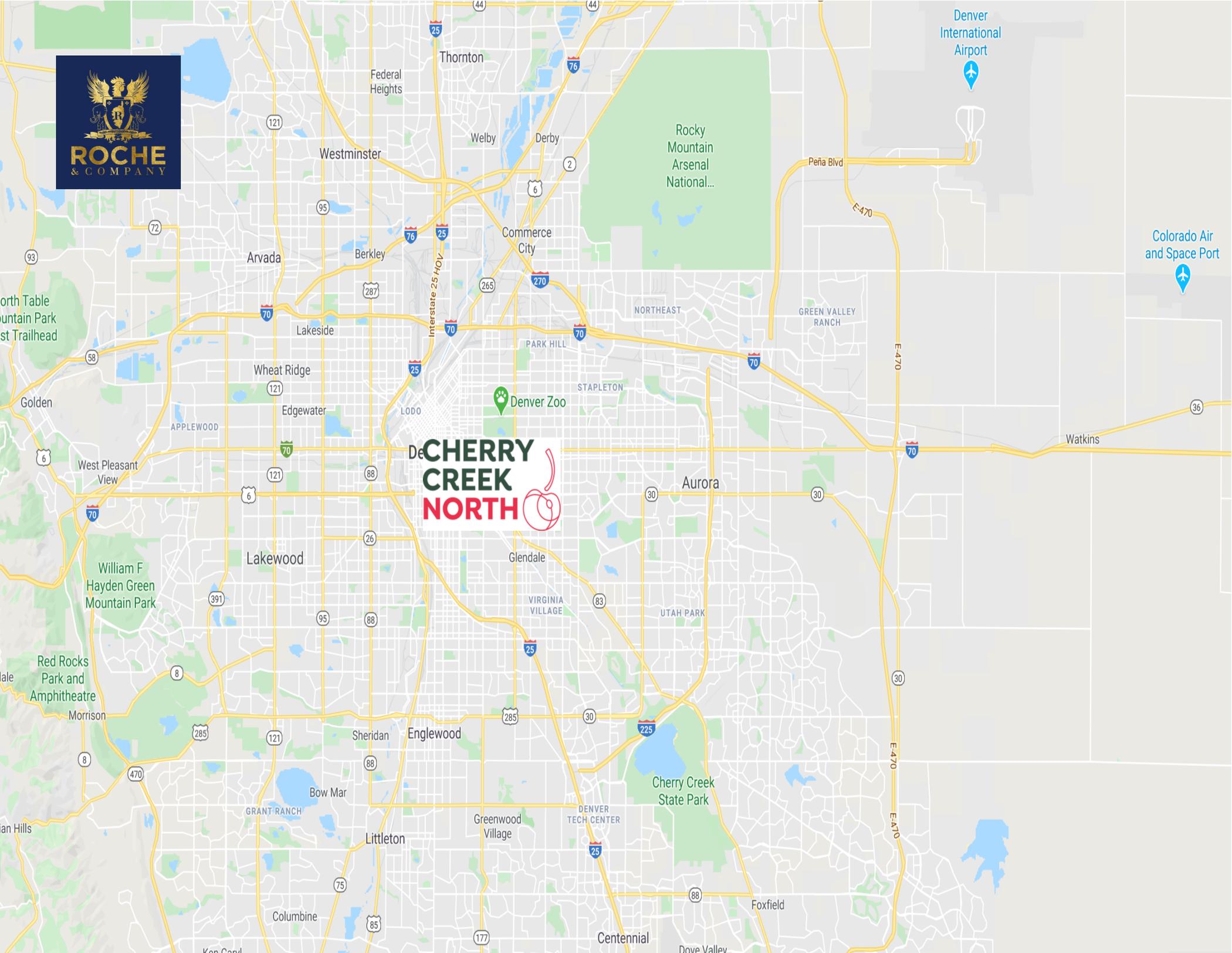
Second Floor Plan  
0 8ft. 16ft.





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Colorado Air and Space Port

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Denver Zoo

Cherry Creek State Park

William F Hayden Green Mountain Park

Red Rocks Park and Amphitheatre

Thornton

Westminster

Commerce City

Arvada

Wheat Ridge

Golden

Lakewood

Aurora

Glendale

Englewood

Sheridan

Littleton

Greenwood Village

Centennial

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PARK HILL

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E-470

I-70

I-30

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I-25

I-44

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I-25

I-285

I-25

I-25

I-121

I-95

I-70

I-121

I-6

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I-391

I-121

I-285

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I-93

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I-88

I-88



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