

ZEPPELIN

S T A T I O N



**Zeppelin Station,
Suite #318 + #321**

3501 Wazee St.

4,128 - 11,266 square feet



Zeppelin Station

Click [here](#) for a virtual 3D tour.

3501 Wazee St.,
Denver, CO 80216

Contact

Adam Larkey
COO - Managing Broker
(720) 440-1019
adam@zeppelinplaces.com

11,266 SF Class A office space with flexible space planning options, divisible to 4,128sf. Ability to come fully furnished as shown with electric sit stand desks, couches, conference room tables, TVs, etc.

Located in the heart of the RiNo Arts District, adjacent to the Downtown Ballpark neighborhood, with ideal accessibility to I-25/I-70 and public transportation, including the 38th & Blake A-Line Train Station that takes you directly to Union Station and DIA.

Suite Features

- Patio with city and mountain views
- Flexible space layout
- Server Room
- 8 offices and video conference equipped conference rooms
- Open bullpen areas
- Storage Room
- Expansive window lines with garage doors
- Fully equipped kitchen



Floor Plan



The Building

Zeppelin Station is an immersive, 100,000 sq. ft. creative workplace and food hall with an attached parking garage, adjacent to the A-Line 38th and Blake Street train station. Above the ground floor retail sit three stories of design-forward modern offices with landscaped terraces and operable glass garage doors. Current tenants include: Alterra Mountain Company, Kin & Carta, MiQ Digital, and Beatport.

Built in 2018, Zeppelin Station presents a wide variety of flexible office spaces that compliment the ever evolving needs of a variety of office users. The food hall presents a unique amenity to tenants, with access to fantastic food concepts, a coffee shop and a bustling bar.



Other Amenities

- Attached secure parking garage
- 24/7 building security
- Included conference room access
- Ability for access to additional amenities at our nearby Taxi Campus, including Fitness Center, dining/coffee options, dog parks, additional conference rooms, etc.



RiNo Art District

Denver's RiNo Art District has evolved from a former hub of industrial manufacturing to become the center of the city's most inventive office and residential developments, culinary destinations, high-profile retail, nightlife and creative spaces.

With 30+ galleries, acclaimed restaurants and market halls, 15+ breweries, wineries and distilleries, world-class music venues and renowned street art, there is never a dull moment.

A few blocks away sits RTD's 38th and Blake A Line Station – one stop from downtown and a short 30-minute ride to Denver International Airport.

RiNo Area Overview



DOWNTOWN
DENVER

uchi

DENVER
CENTRAL MARKET

COLORADO
ROCKIES

UNION STATION

PARK AVENUE

The
DYLAN

BLOCK [32]
of RiNo

SHAKE
SHACK

Low's

CAMDEN

IMPROPER
CITY

THE
SOURCE

TAXI

ART
ArtPark

ZEPPELIN
STATION

38th & Blake
Light Rail Station

RTD
Park n Ride

38TH STREET

MISSION
BALLROOM



About Zeppelin Development

Zeppelin develops more than properties. We create access through building projects that fill unmet needs. We spark creativity and collaboration by focusing on human-centric design. We are champions of the communities we work in and our long-term investments ensure our commitment to a neighborhood's endurance.

Over 40 years of development make us experts in placemaking. Zeppelin's collaboration with tenants and local communities along with our ability to bring together the private and public sectors has promoted pioneering development that has redefined some of Denver's most recognized neighborhoods.

Our Developments

1. Zeppelin Station - Denver, Colorado
2. Taxi Campus - 10 building mixed use campus in Denver, Colorado
3. A-Frame Club - Winter Park, Colorado
4. The Western - Ouray, Colorado
5. The Source - Denver, Colorado (developed and sold)



Contact Us

Adam Larkey
COO - Managing Broker
(720) 440-1019
adam@zeppelinplaces.com

Nick Yockey
Leasing Manager
(240) 401-9252
nick@zeppelinplaces.com

Jamey Bridges
Director of Real Estate
(727) 422-0505
jamey@zeppelinplaces.com

