

3120 UINTA STREET

Denver | Colorado

FOR LEASE

office space

±7,370 SF* // \$23.00-\$25.00/SF FSG, AS IS

EXCLUSIVELY CO-BROKERED BY:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.

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BUILDING specifications

PROPERTY ADDRESS:

3120 Uinta Street
Denver, CO 80238

TOTAL BUILDING SIZE:

±26,132 SF*

PREMISES SIZE:

±7,370 SF*

YEAR BUILT:

1965; Renovated in 2017

SURFACE PARKING:

4.00 / 1,000 SF

AVAILABILITY:

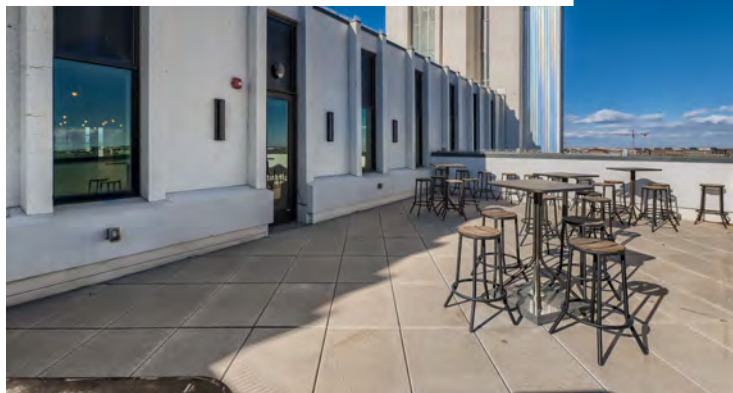
Immediate

RENTAL RATE:

\$23.00-\$25.00/SF FSG, AS IS

ESCALATIONS:

Rates Subject to Annual Escalations



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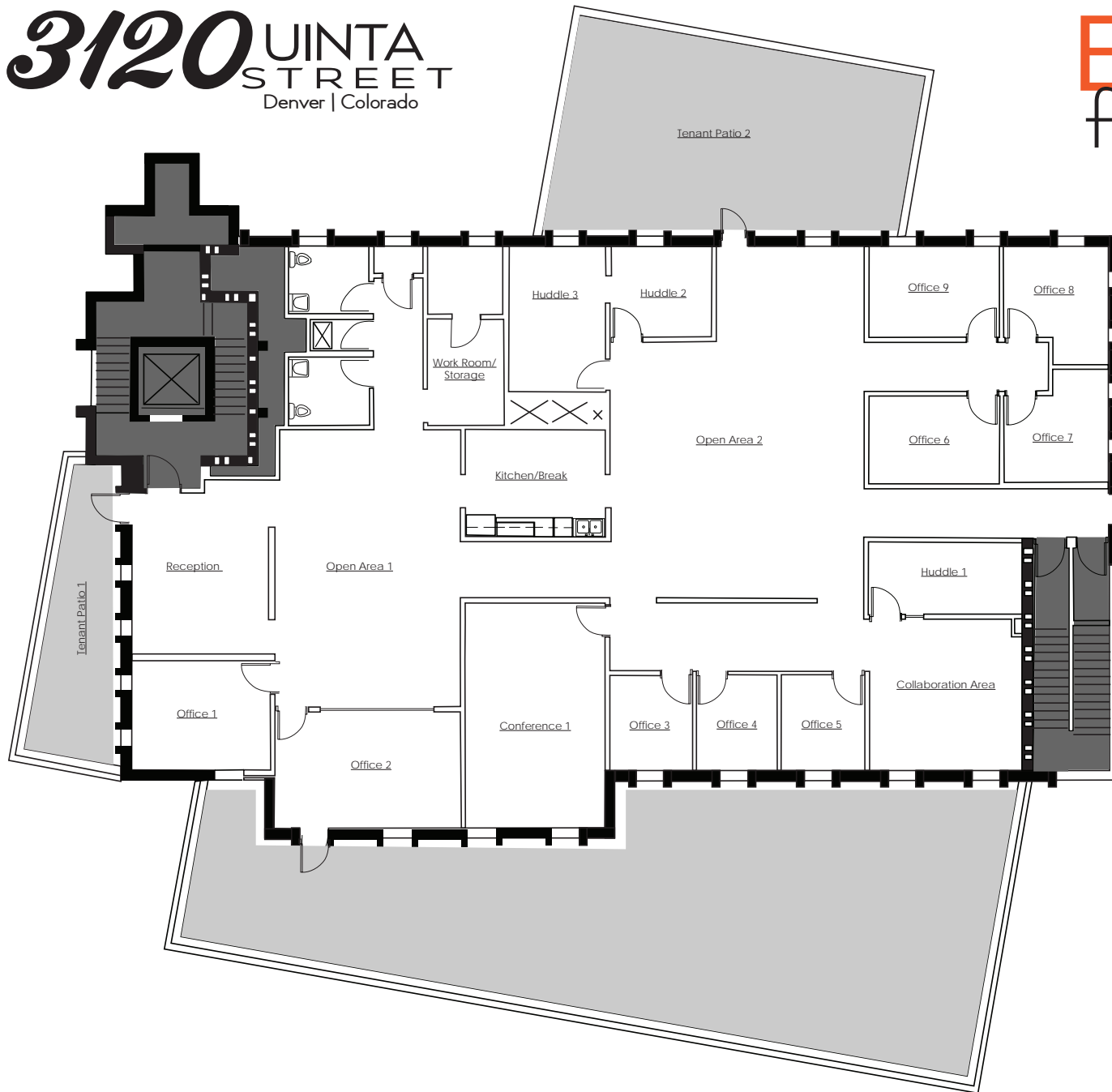
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BUILDING floor plan



AVAILABLE:
Immediately

PREMISES SIZE:

±7,370 SF*

(* final SF subject to Landlord's measurement, following creation of entry vestibule)

RENTAL RATE:

\$23.00-\$25.00/SF FSG, as is

OPERATING EXPENSES:

Base Year

BUILD OUT:

- Reception Area
- Conference Room
- (2) Open Work Areas
- (1) Collaboration Area
- (3) Huddle Rooms
- (1) Work Room w/Storage
- (1) Kitchen Area
- (2) Private Outdoor Patios

BUILDING AMENITIES:

- FlyteCo Brewing
- Bowling
- Outdoor Seating/Games

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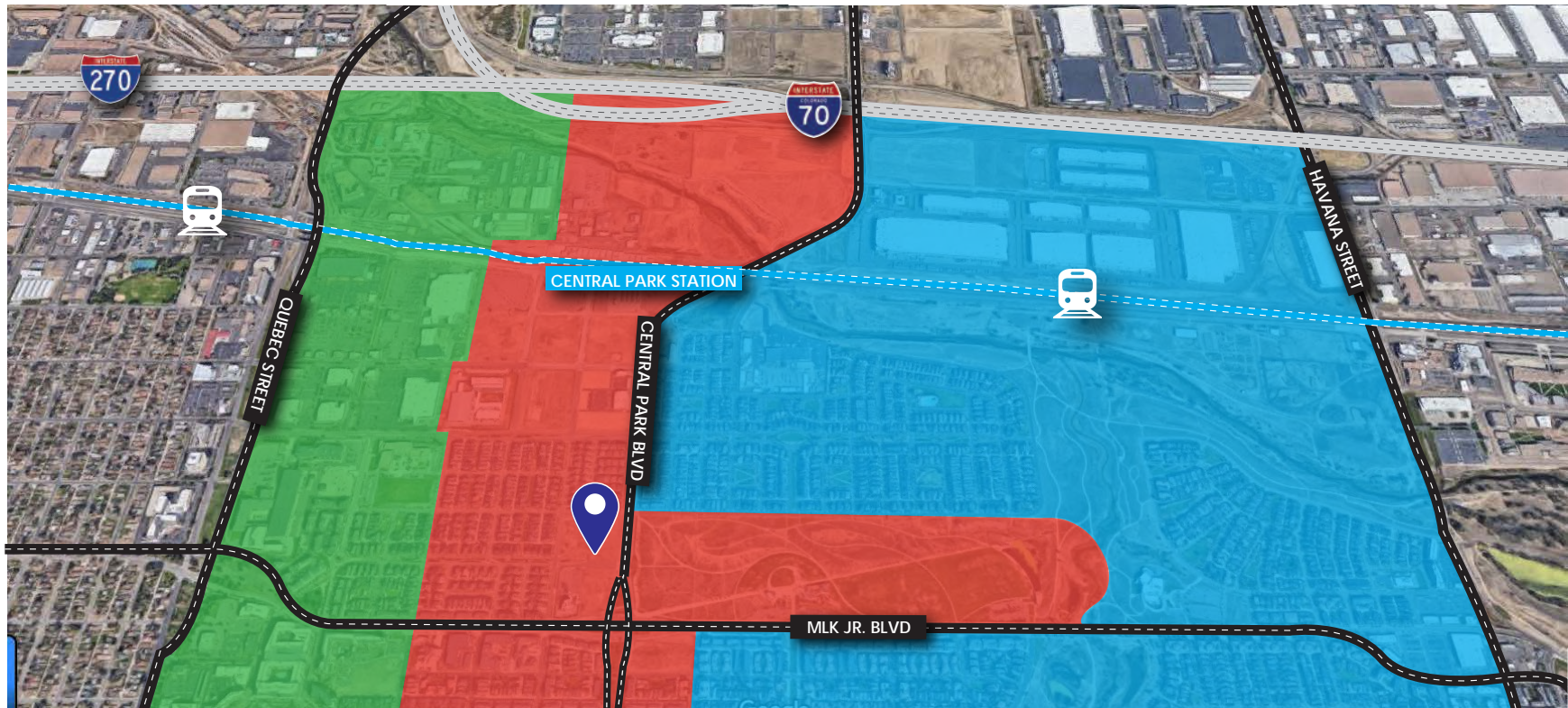


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NEIGHBORHOOD

amenities

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29th Avenue Town Center

- King Soopers
- First Bank
- Starbucks
- Chipotle Mexican Grill
- Sam Gary Branch Library

- Walgreens
- Walmart
- Home Depot
- Renaissance Denver
- Super 8 by Wyndham

Central Park Corridor

- FlyteCo Brewing
- Sprouts Market
- Kendall's Nails
- Chase Bank
- Extra Space Storage
- Stapleton Cleaners
- Dirty Laundry
- Balfour at Central Park

East Bridge

- Central Park Recreation Area
- Lost Chingones
- King Soopers
- CareNow Urgent Care
- Polished Hair & Nail Studio
- Sand Creek Open Space
- Supercuts
- Mathnasium

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