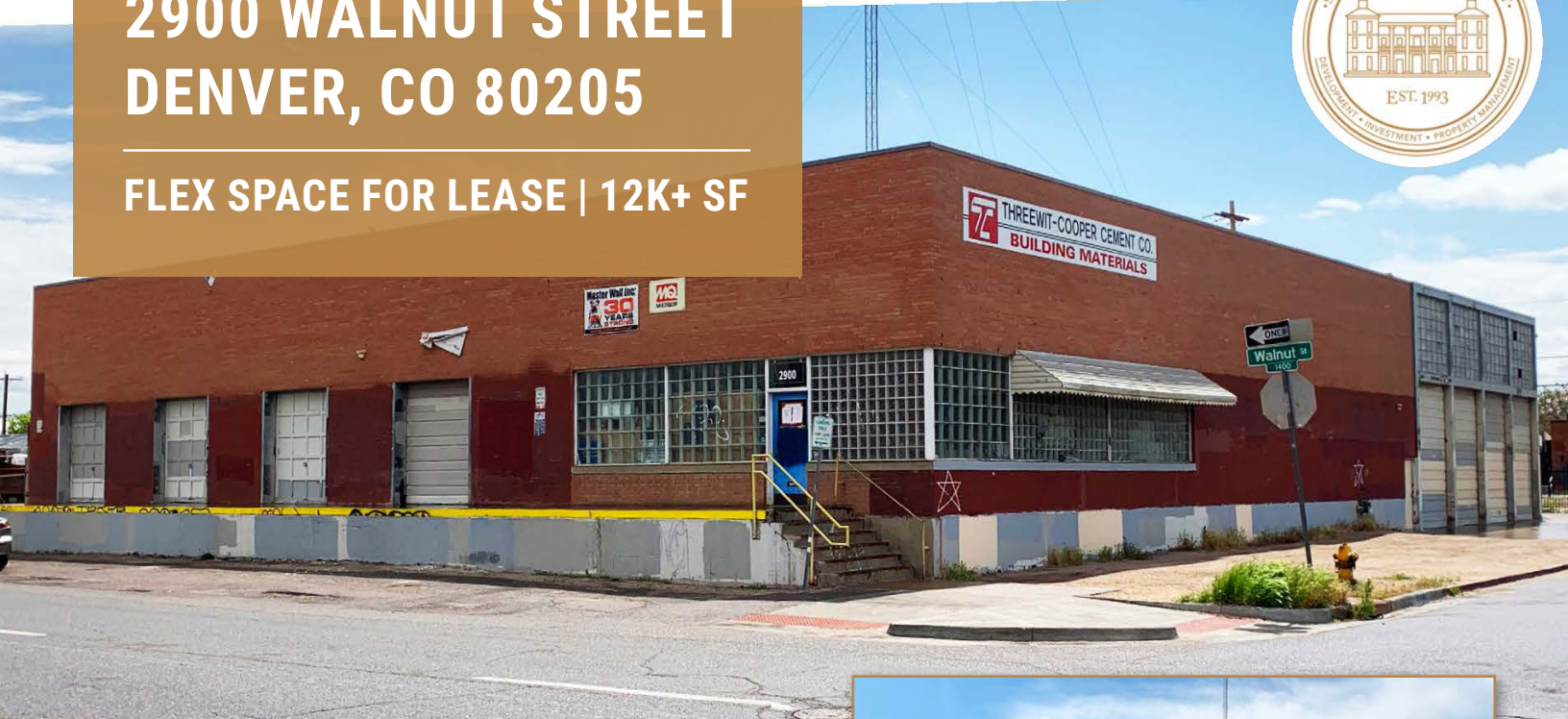


# 2900 WALNUT STREET DENVER, CO 80205

FLEX SPACE FOR LEASE | 12K+ SF



## ABOUT 2900 WALNUT

- Located in one of Denver's hottest areas, the River North Art District
- 5 minutes from Downtown Denver
- There are many restaurants and breweries within walking distance
- Sits just minutes away from both I-25 and I-70
- Large fenced lot, allowing for multiple purposes
- Building includes 7 large overhead doors, opening up the warehouse space Highly visible corner location

**LEASE RATE: CONTACT OUR BROKER**

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## PROPERTY FACTS

LOT SIZE	21,901 SF
FLOOR SIZE	12,471 SF
FLOORS	1
OFFICE SPACE	2,500 SF
YEAR BUILT	1956
PARKING	Street/Fenced Lot
ZONING	I-MX-5

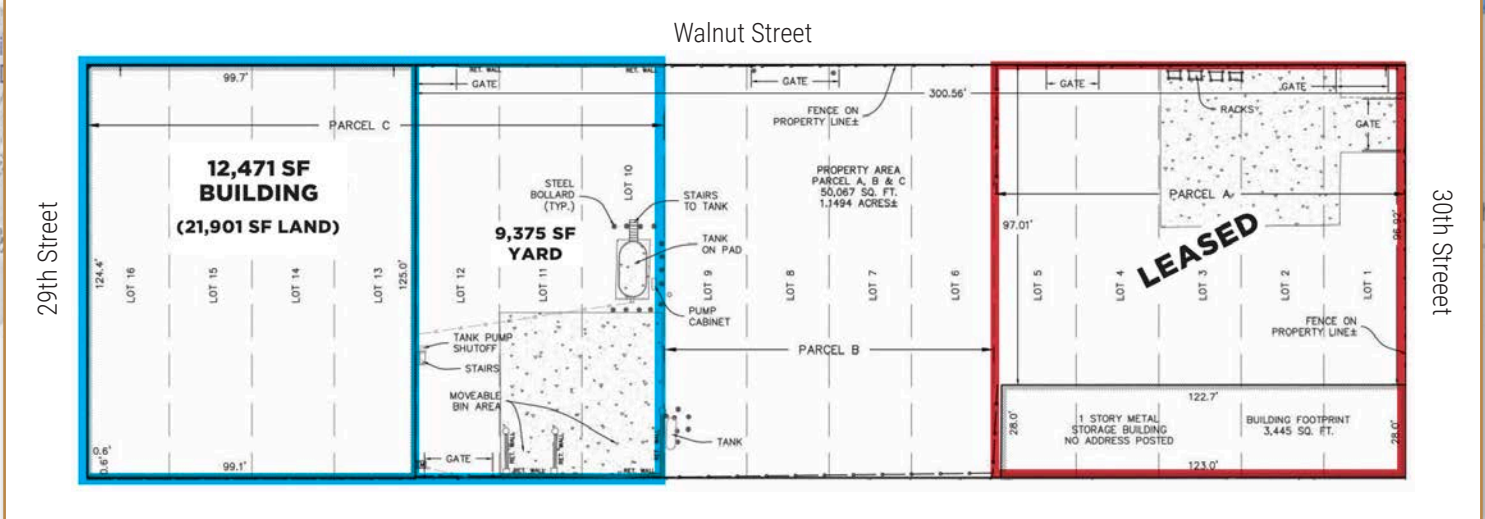
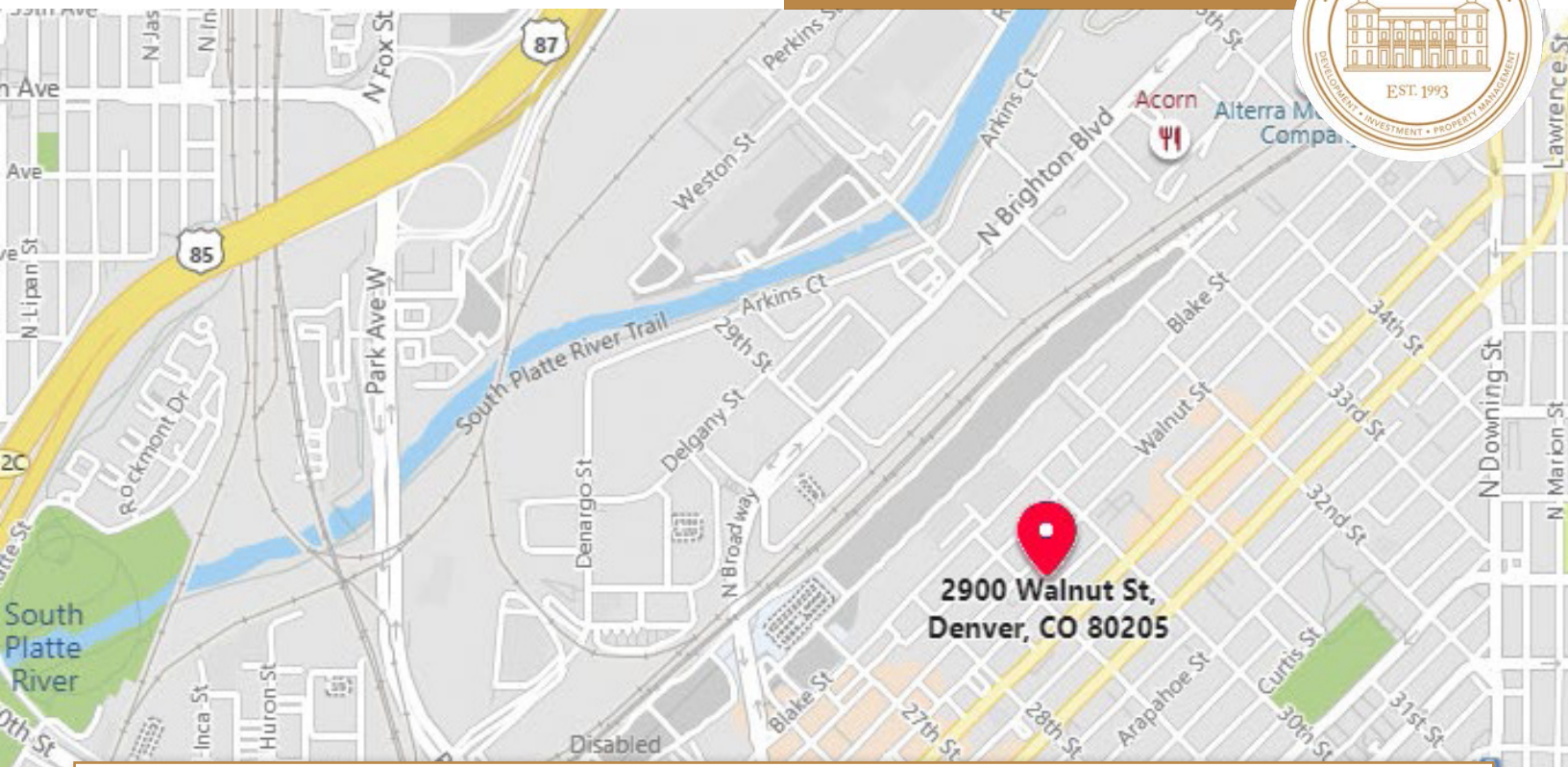
FOR MORE INFORMATION:

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## THE RIVER NORTH NEIGHBORHOOD

Situated on a half city block in the River North Art District, one of Denver's most vibrant neighborhoods, this flex/office/retail property offers an incredible opportunity for a variety of end-users.

There are numerous reputable restaurants, breweries and music venues nearby. The corner building features dock-high overhead doors and a drive-up ramp, and sits on a large fenced lot, allowing for many unique activations.



FOR MORE INFORMATION:  
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