

AERIAL VIEW



RINO
ON
WYNKOOP

UNIQUE MULTIPLE USE BUILDING FOR LEASE
SPACE AVAILABLE: 32,450 SF

LEASE RATE:
\$2.95NNN

NEARBY AMENITIES

- 38th/Blake Light Rail stop
- Stock Show Complex
- Butcher Block
- The Source
- Industry
- Denver Coliseum
- Globeville Landing Park
- Crooked Stave
- Black Shirt Brewery
- Great Divide Brewery
- Mockery Brewery
- Jake's



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com



AVAILABLE AT THE GATEWAY TO RINO

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.



4501 WYNKOOP STREET
DENVER, COLORADO 80216

PROPERTY HIGHLIGHTS

- 32,450 SF - total building
- 6,906 SF steel canopy
- Clear height: 13' - 19'
- Power: Single phase
- Year built: 1961
- Zoning: I-A
- Availability: Immediate
- \$2.95 NNN lease rate
- \$2.50/SF estimated operating expense
- 8 dock high doors or glass roll up windows, 3 of which are also ramped
- New LED Lighting
- Upgraded smoke alarm system
- I-70 and Brighton signage abilities

PROPERTY FEATURES

- Excellent access and identity with I-70
- Wood truss ceiling
- Multiple skylights
- Abundant natural light
- 8 dock-high doors
- Adaptive to multiple uses: production, creative office, distribution, show room



HIGH WOOD TRUSS CEILING



NATURAL LIGHTING



ROLL UP DOORS

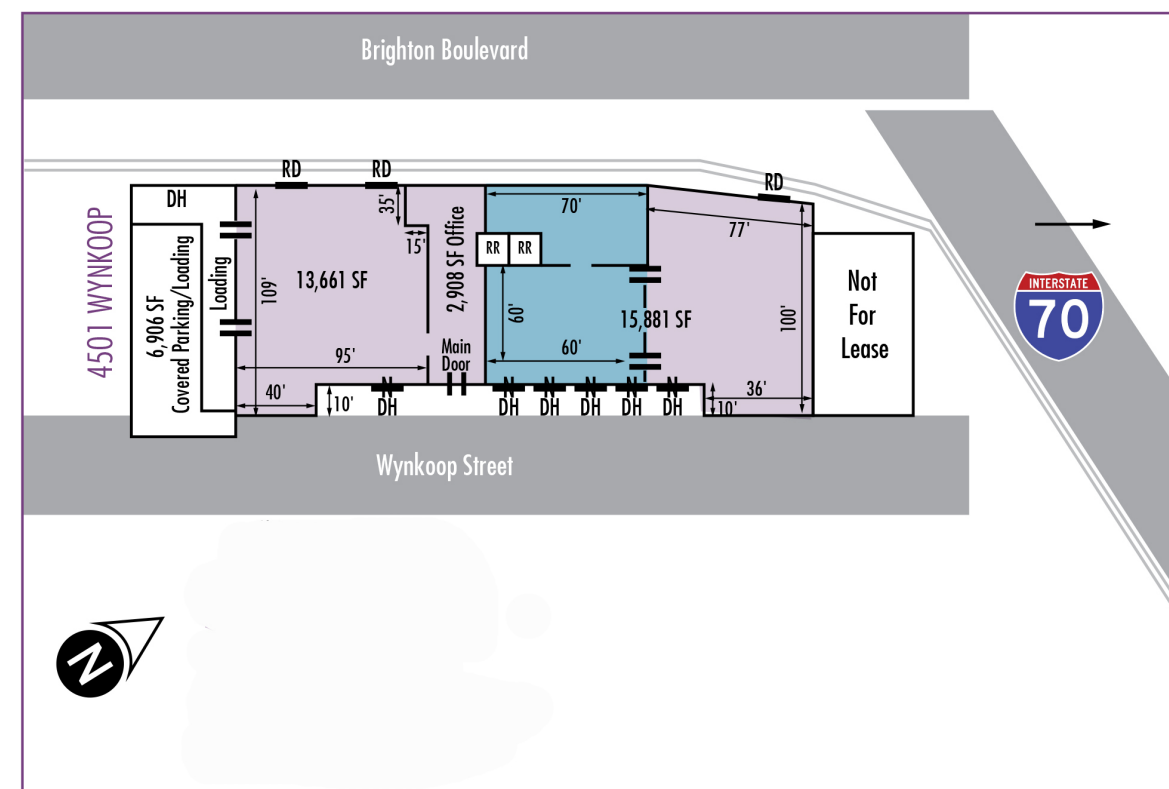


CANOPY STORAGE AREA



I-70 SIGNAGE

SITE PLAN



TRAFFIC COUNTS

I-70 west of Brighton Boulevard = 134,249 (2010)

Brighton Boulevard north of I-70 = 9,424 (2014)

Washington Street south of I-70 = 49,782 (2014)

I-70 east of Steele Street = 126,022 (2010)

CEILING HEIGHTS

- 13'
- 19'
- 20' - 21'

ABOUT RiNo

Located just north of Downtown Denver, RiNo includes a remarkable concentration of creative businesses, including architects, art galleries, ceramicists, designers, furniture makers, illustrators, authors, wineries, small-batch breweries, distilleries, urban agriculture, painters, media artists, performance artists, sculptors, photographers, and an array of studio spaces.

RiNo is bounded by I-70 to the north, I-25 to the west, Park Avenue West to the south, and Lawrence to the east. While retaining its industrial roots, the RiNo neighborhood is now fertile ground for arts and artists. The River North Art District is dedicated to promoting and supporting the people and businesses that reside in the area.

Source: RiNo River North Art District