



3083

■ **WALNUT STREET** ■

Boutique Class A Office in
Denver's RiNo Art District

Features ■



Four Story, Class A Office
Delivering Q4 2024



63,500 SF
Building Size



1.5:1,000 SF
Covered Parking



Private Terrace
on the 4th Floor



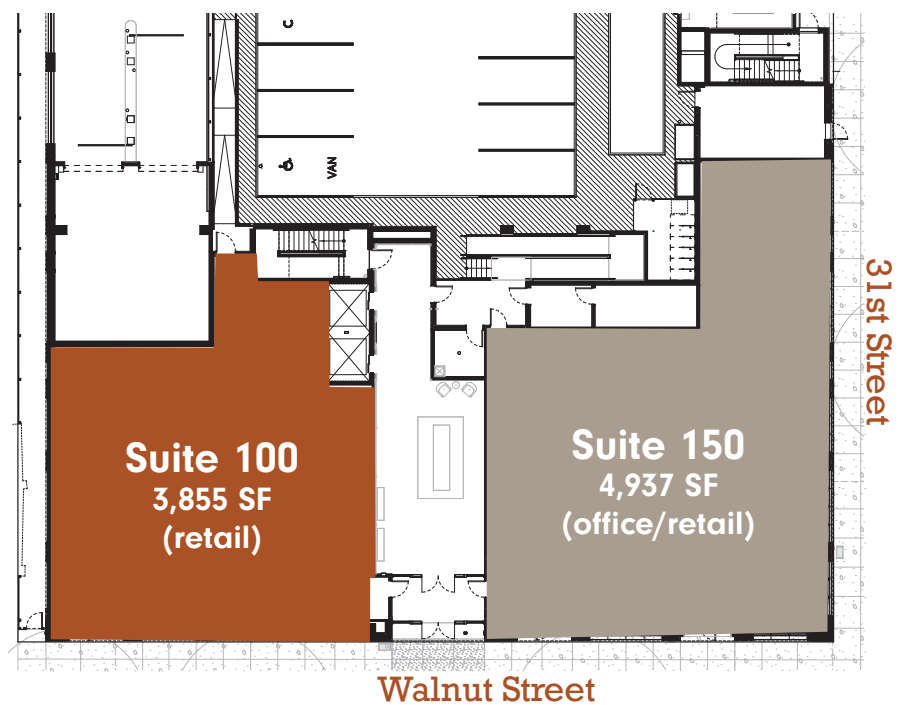
Prime location
in RiNo



Office ■ Retail

3,769 - 8,792 SF

- Ground floor identity
- Hard corner available
- Unfinished ceiling height: 16'-0"
- Finished ceiling height: 12'-0"

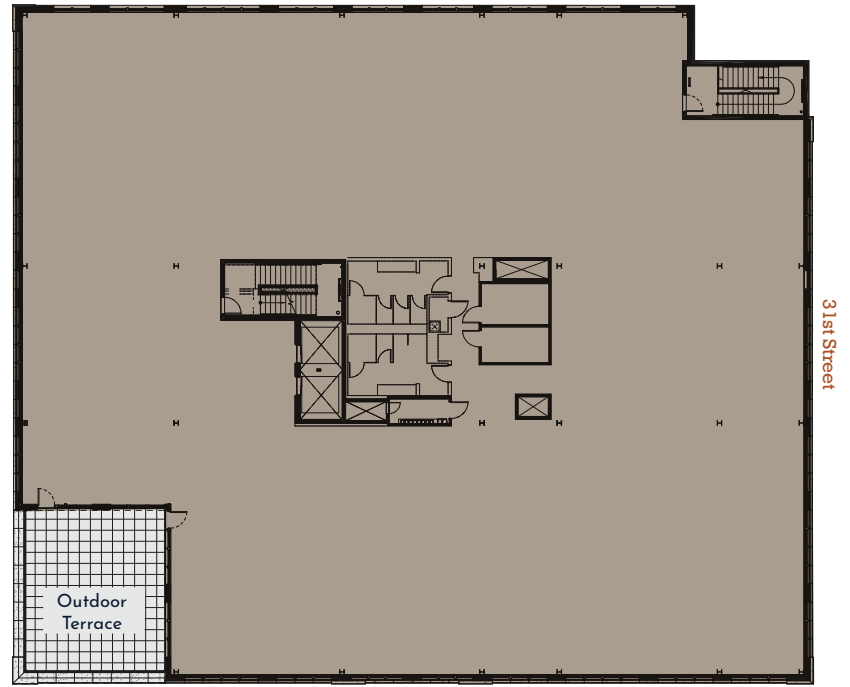


Reach New Heights

Top Floor Available

18,188 SF

- Full floor opportunity
- Private terrace
- Top floor
- Divisible to 9,000 SF
- Unfinished ceiling height: 14'-0"
- Finished ceiling height: 10'-0"



Walnut Street

31st Street

Full floor opportunity with private terrace!

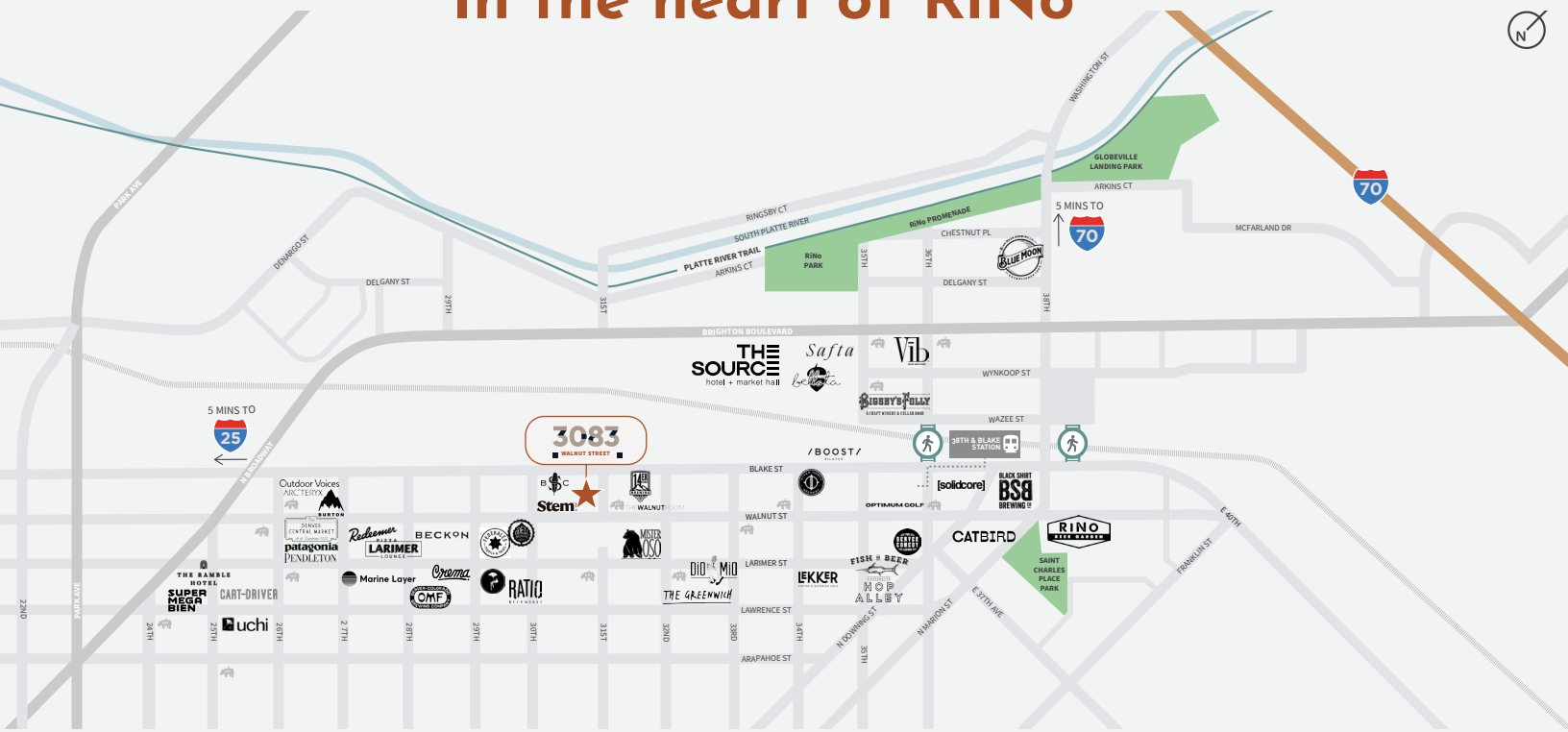




3083

■ WALNUT STREET ■

In the heart of RiNo



For more information, please contact:

James Roupp
 James.Roupp@jll.com
 T: 303.217.7947

Bo Pitto
 Bo.Pitto@jll.com
 T: 303.260.6529



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
 ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.