



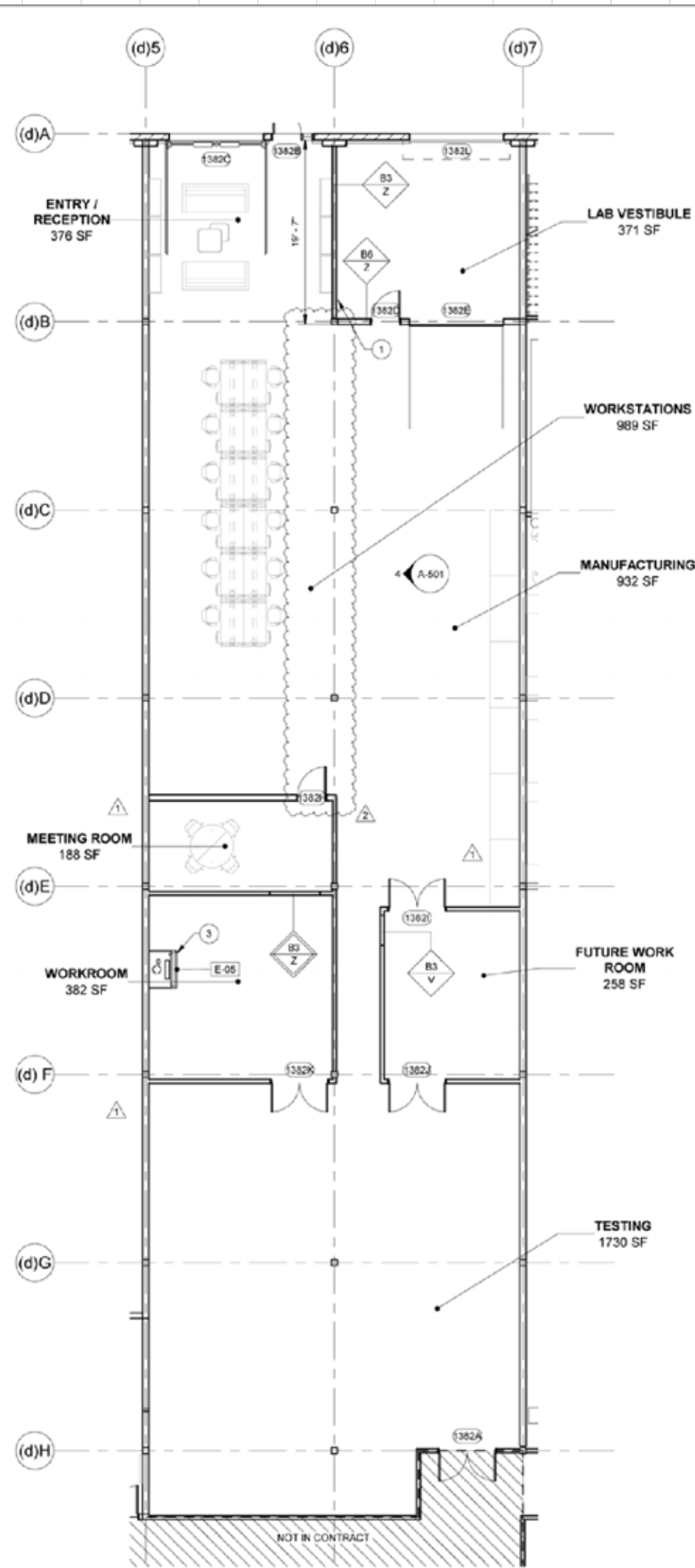
YORK STREET YARDS SUBLEASE



6,755 SF

3851 Steele St, Denver, CO





1 1ST FLOOR PLAN
1/8" = 1'-0"



3851 STEELE STREET

Suite 1382

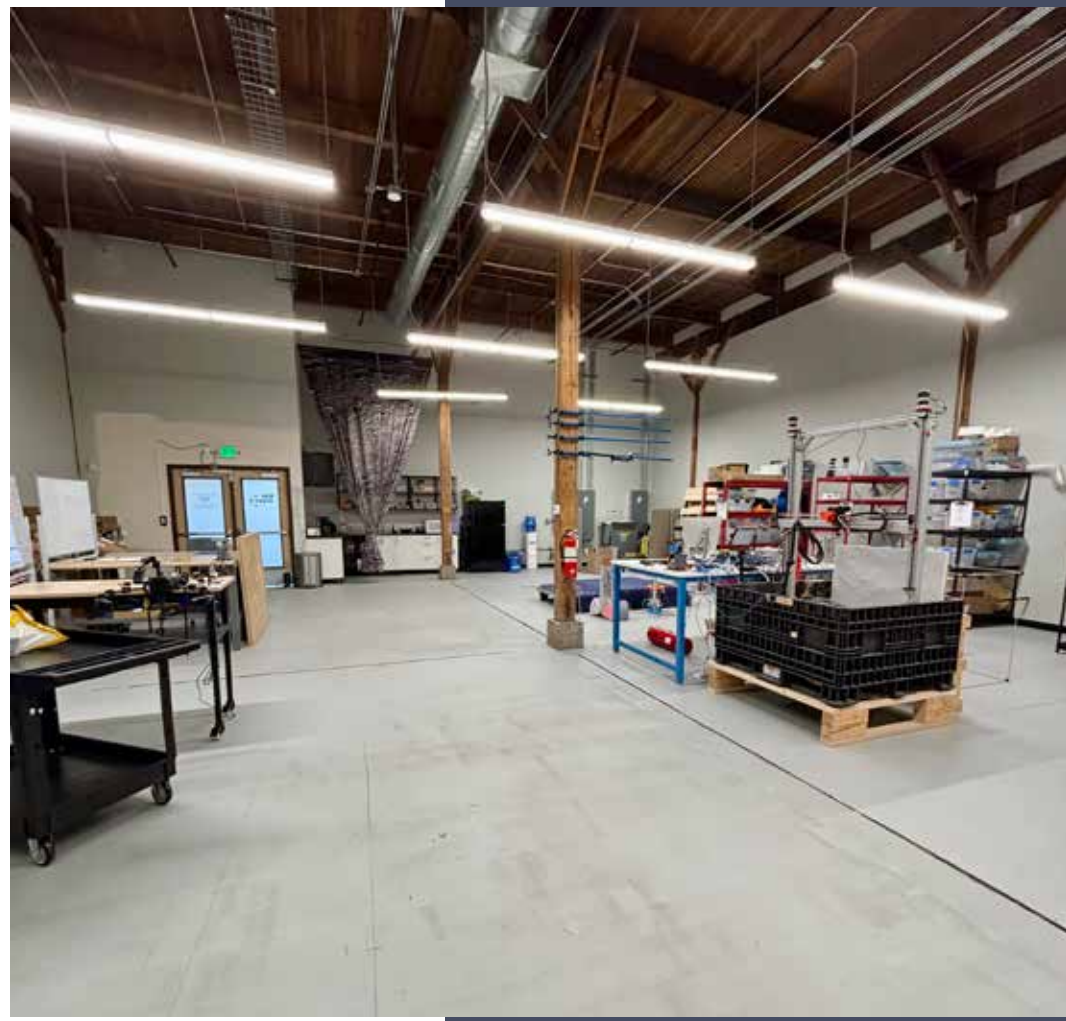
↕ Size: 6,755 SF

💰 Rate: Negotiable

📅 Available: 4/1/2025

⇒ Term: Through 11/30/2029

- One Huddle Room
- One Large Conference Room
- Two Work Rooms
- Kitchenette



HIGHLIGHTS

Modern Brick & Timber Building
Free Surface Parking (1.5/1,000 SF)
On-Site Restaurants & Retail
New Restrooms, Showers,
and Lockers
Common Meeting & Event Spaces
Outdoor Space
Close Proximity to Downtown
Denver and Rino

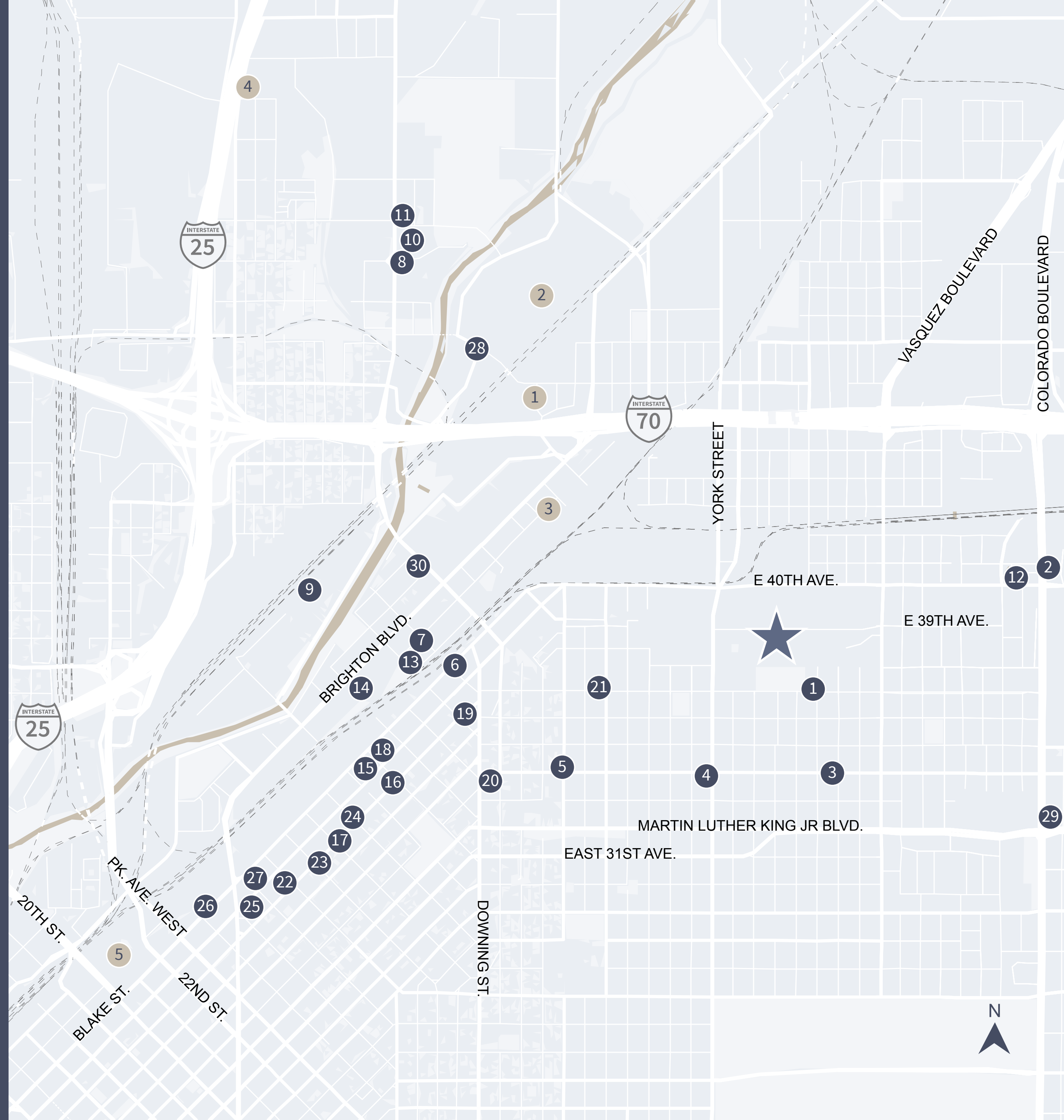
AREA AMENITIES

Restaurants and Retail ○

1. Lucero's
2. Neko Ramen & Rice
3. Oasis Café & Mexican Grill
4. Tacos El Ranchito
5. Los Molinos Restaurant
6. Slater's 50/50
7. Uptown & Humboldt
8. Butcher Block Café
9. SILVIA's Kitchen
10. Mia Cocinita
11. Casa Don Juan Mexican Restaurant
12. Prodigy Coffeehouse
13. Zeppelin Station
14. Smok Barbeque
15. The Walnut Room
16. Mister Oso RiNo
17. Barcelona Wine Bar
18. Improper City
19. Hop Alley
20. Ho Ho Chinese Restaurant
21. Brasserie Brixton
22. The Denver Central Market
23. Our Mutual Friend Brewing
24. Shake Shack
25. Stowaway Kitchen
26. Milk and Honey Coffee
27. Koko Ni
28. Western Daughters Kitchen
29. Pizza Hut
30. Blue Moon Brewing Company

Landmarks ●

1. National Western Stock Show
2. Stockyards Event Center
3. The Mission Ballroom
4. The Grizzly Rose
5. Coors Field



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Alec Torkelson
720-418-8031
alec.torkelson@jll.com

Alex Hammerstein
303-324-1660
alex.hammerstein@jll.com

Morgan Kelley
720-220-3940
morgan.kelley@jll.com



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