

# TENNYSON RESTAURANT SPACE

4279 Tennyson Street, Denver, CO 80212

2ND GEN RESTAURANT

2,174 SF 2nd Gen Restaurant  
with Patio & Basement



**FOR LEASE**

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

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## PROPERTY HIGHLIGHTS

2ND GEN RESTAURANT

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- **Square Footage:** 2,174 SF + Basement (at no additional cost)
- **Base Rent:** \$50.00/SF
- **NNN's:** \$15.42/SF (\$9.29/SF for a non-restaurant user)
- **Monthly:** \$11,852 (\$10,741 for a non-restaurant user)

## RESTAURANT SPECS

- Fully built out 2nd gen end-cap
- 16.5' hood in place
- Grease trap installed
- 300 SF outdoor patio
- 1,537 SF basement w/ 3 compartment sink & walk in cooler
- 2 walk-in coolers
- 22' exposed barrel ceilings



# TENNYSON RESTAURANT SPACE

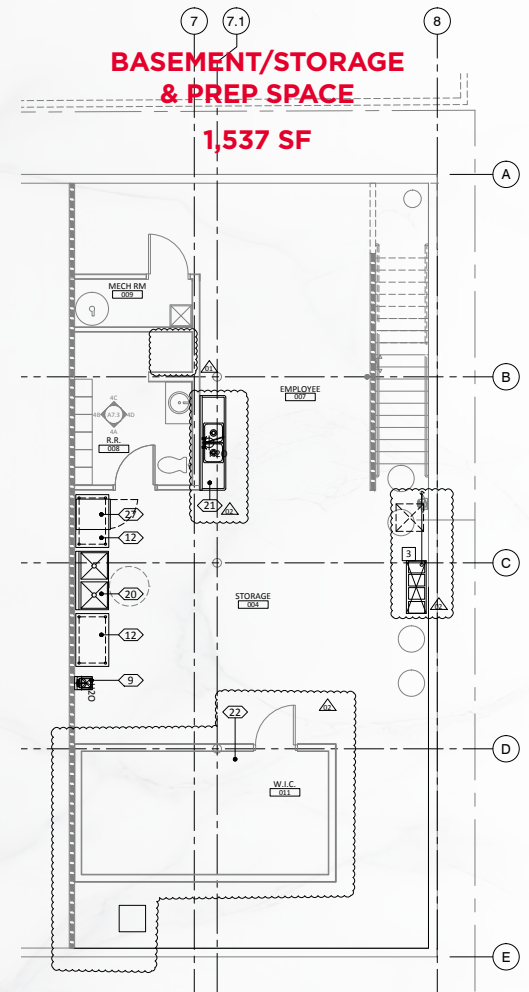
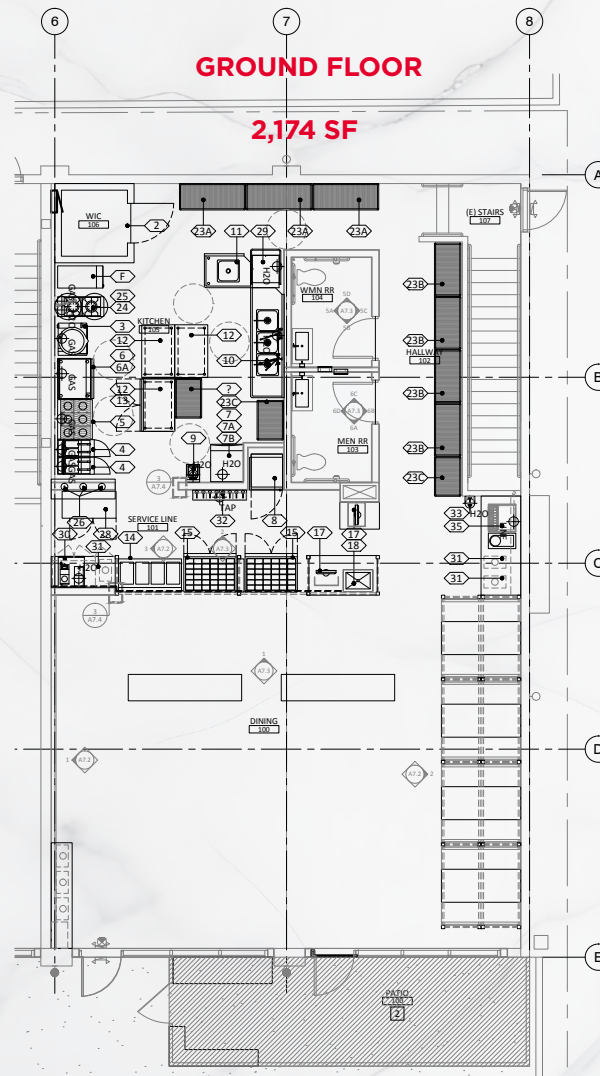
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PROPERTY PHOTOS

2ND GEN RESTAURANT



## FLOOR PLAN



# TENNYSON RESTAURANT SPACE

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SITE PLAN/INTERSECTION AERIAL

2ND GEN RESTAURANT



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TRADE AERIAL

2ND GEN RESTAURANT



W 38TH AVENUE

W 38TH AVENUE

W 43RD AVENUE

W 43RD AVENUE

TENNYSON STREET

**SITE**

Chavez Park

FERAL  
COLORADO CHERRY CO.

CAL PORN

NATURAL GROCERS  
good4u

POST OAK

Jolly Good

HUCK

BLACKBELLY

ALCHEMY 365

BERKELEY HOTEL

PASTY REPUBLIC

EMPOURJUM

The South Broadway  
COUNTRY CLUB

FORM.

SPRUCE

LARIAT

My Boy Tony

EL CHINGON

Hey Kiddo

PRECISED BAKERY

ATOMIC COWBOY

BISCUIT

EAT SULLY'S

TRIED & TRUE BUILDERS

VITAL ROOT

corepower

MAZEVO

TWO HANDS

sweetgreen

Berkeley Untapped

# 4279 TENNYSON STREET

Denver, CO 80221

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Managing Director

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## **ABOUT COLORADO RETAIL SERVICES**

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.