

3601 WALNUT <<

DENVER, CO

MODERN
WORKSPACE

>> **101,565 RSF AVAILABLE FOR SUBLEASE**
MODERN WORKSPACE IN VIBRANT RINO NEIGHBORHOOD



7th Floor - 52,624 SF
8th Floor - 48,941 SF
CAN BE DEMISED



Rate
Withheld



Lease Term Through
October 2029
SHORTER TERMS CONSIDERED



Parking Ratio
of 1.25/1,000

NEWMARK

»» 3601 WALNUT

DENVER, CO

MODERN WORKSPACE





4TH FLOOR OUTDOOR TERRACE

» with Dining & Lounge Seating, Grilling Station, & Recreational Area



» **FITNESS CENTER**
with Showers & Lockers, **SECURE BIKE STORAGE, & GROUND FLOOR RETAIL**



» **PLUG N' PLAY SPACE**
with a Variety of Demising & Furnishing Options



» **MODERN DESIGN**
with a Multitude of Conferencing, Collaboration, & Creative Workspaces



» **EASY ACCOMMODATIONS FOR FUTURE EXPANSION**
with Maximum Flexibility



UNRIVALED AMENITIES

SUPERIOR LOCATIONS



Andrew Blaustein
303-260-4236
andrew.blaustein@nmrk.com

Josh Pons
303-260-4317
josh.pons@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.