

3280

N DOWNING ST

DENVER, CO 80205

LEASE RATE

\$3,500 PER MONTH (GROSS)



UNIT B - 2,073 SF

MARC S. LIPPITT

CHAIRMAN | PRESIDENT

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VICE PRESIDENT

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UNIQUE
PROPERTIES

TCN
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
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3280 Downing Street, Denver, CO 80205

Exclusive Agents

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Principal

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PROPERTY HIGHLIGHTS

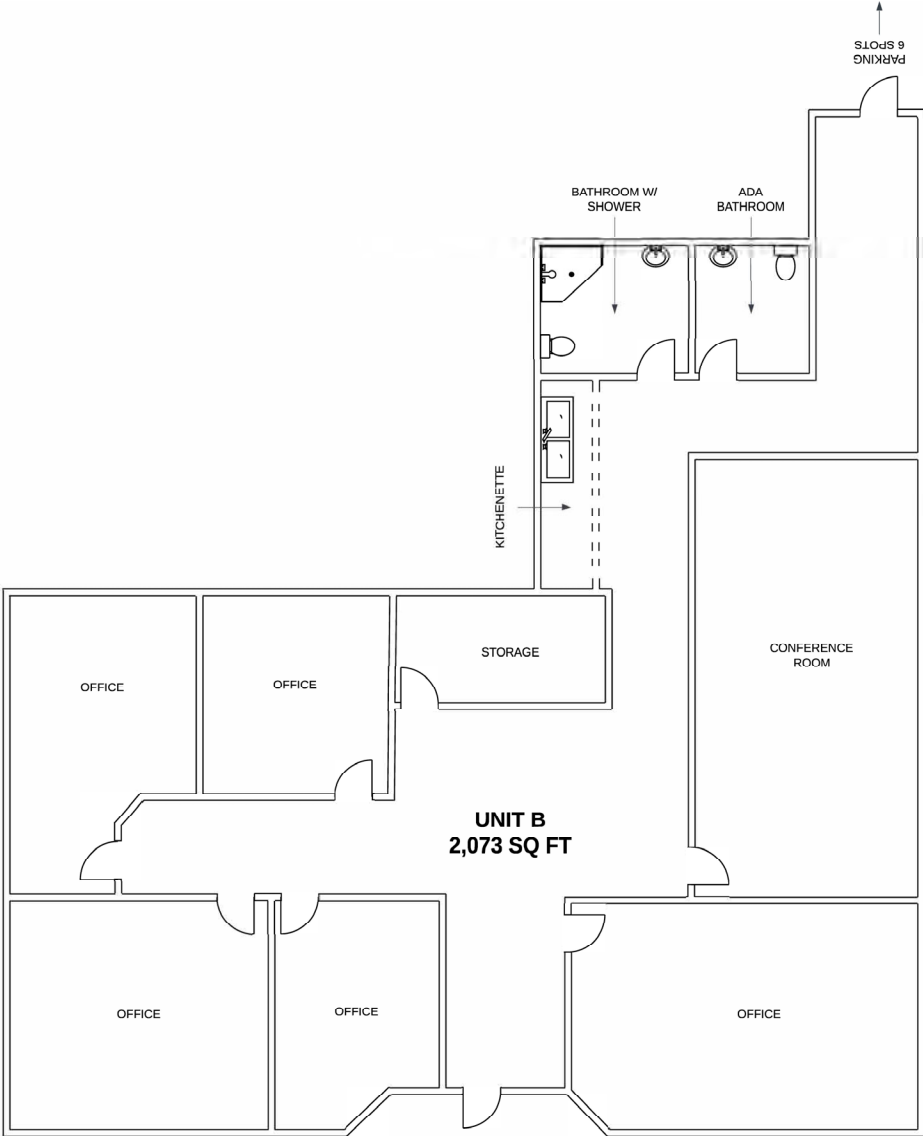
Address	3280 N Downing St Denver, CO 80205
Building Name	Downing Square
Property Type	Office
Available SF:	2,073 SF
Lease Rate:	\$3,500 / mo
Lease Expiration:	January 17, 2027
Building Size:	52,650 SF
Building Class	B
Year Built:	1998
Zoning:	C-MS-5
Parking:	6 Off-Street Spaces



- Lease through January 17, 2027 with possibility of extending.
- Secure parking in the rear | 6 Off-Street spaces
- Located on the border of Whittier, Cole, Rino, and Five Points.
- Hard Corner of 33rd Avenue and Downing Street
- 3 Block from 30th/Downing Lightrail
- On the edge of Rino & Five Points neighborhood.
- Great Demographics - AMI (1 Mile) is \$87,699
- 5 Blocks south of 38th/Blake
- Great visibility along Downing Street



FLOORPLAN



ADDITIONAL PHOTOS



	1 MILE	2 MILE	3 MILE
POPULATION	29,522	117,387	211,173
AVG. HH INCOME	\$107,114	\$104,610	\$107,073
AVG. HOME PRICE	\$487,227	\$503,008	\$537,469

 38TH & BLAKE STATION

DOWNING ST VPD: 15,602

35TH-36TH
PEDESTRIAN
BRIDGE

37TH AVE

COLE

35TH AVE

RINO

BLAKEST

SITE 

COLE MIDDLE
SCHOOL

33RD AVE

 GEORGE MORRISON SR PARK

CURTIS PARK 

31ST AVE

FIVE POINTS

WHITTIER

30TH & DOWNING STATION 

 FULLER PARK



38TH & BLAKE
LIGHTRAIL STATION

COLORADO
SAKE
HOP ALLEY

Lou's
ITALIAN SPECIALTIES

Thick's

DOWNING STREET



DOWNTOWN DENVER

CHAMPA STREET



CURTIS
PARK





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