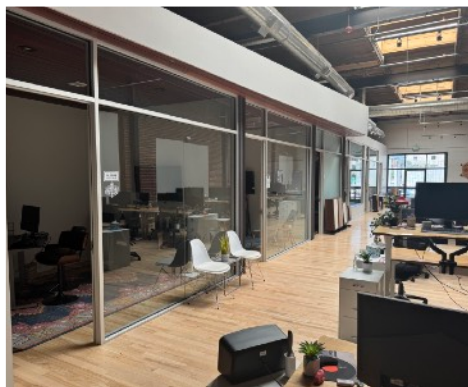


3348 Walnut Street Denver, CO 80205



Available November 2026

Office 5 Year Lease

\$34/sf NNN (\$7.10/sf)

Tenant is responsible for separately metered Xcel Energy bill, Janitorial, Phone/Data, Alarm, and HVAC maintenance

3,850 sf Ground Floor Office

5 offices, 1 conference room,

kitchen, shower room, & private Baths

Access to shaded patio

Access to shared loading dock

7 included parking spots

Additional parking available for \$175 /month/space

Matthew Palmer
Monde Arts LLC
3300 Walnut Street Suite 117
Denver, CO 80205
c. 303-919-3694
factorysuper@gmail.com

