

# FOR LEASE

3,655 SF MODERN OFFICE SPACE IN THE HEART OF RINO



**3141 Walnut St, Denver, CO 80205**

## Property Highlights

- » Modern building with exceptional visibility in the heart of Denver's vibrant RiNo district
- » Surrounded by a dynamic mix of retail, restaurant, and mixed-use developments
- » Expansive window lines provide abundant natural light throughout the space
- » Efficient open-concept office layout featuring ADA accessibility, conference room, private offices, and two in-suite restrooms

## Property Details

<b>Availability</b>	~3,655 SF
<b>Year Built</b>	2015
<b>Zoning</b>	I-MX-3
<b>Lot Size</b>	Street 2 Reserved Spots

**Lease Rate: \$26.00/SF NNN**

For more information:

**TYLER BRAY**  
303-808-9172  
tyler@malmancr.com

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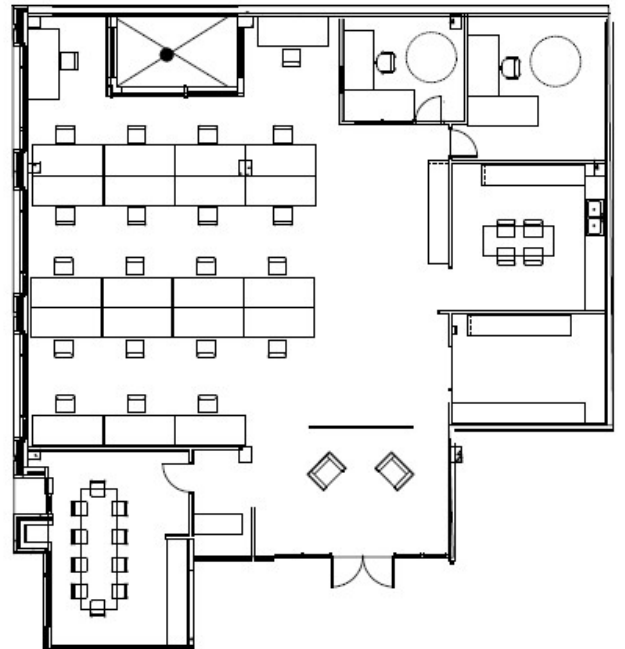
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## Property Overview

3141 Walnut Street offers a rare opportunity to office in the center of Denver's thriving RiNo neighborhood, one of the city's most active and creative districts. Employees and clients alike can enjoy immediate access to some of Denver's best restaurants, breweries, coffee shops, and entertainment destinations, all within walking distance of the property.

Inside, the space combines a bright and modern feel with a highly functional layout that supports both collaboration and privacy. Large storefront-style windows bring in exceptional natural light, creating an inviting work environment throughout the day. The suite is thoughtfully designed with a mix of open workspace, private offices, meeting areas, and employee amenities to accommodate a variety of business needs. For companies seeking a polished office presence in an energetic urban setting, 3141 Walnut Street delivers both character and convenience.



For more information:

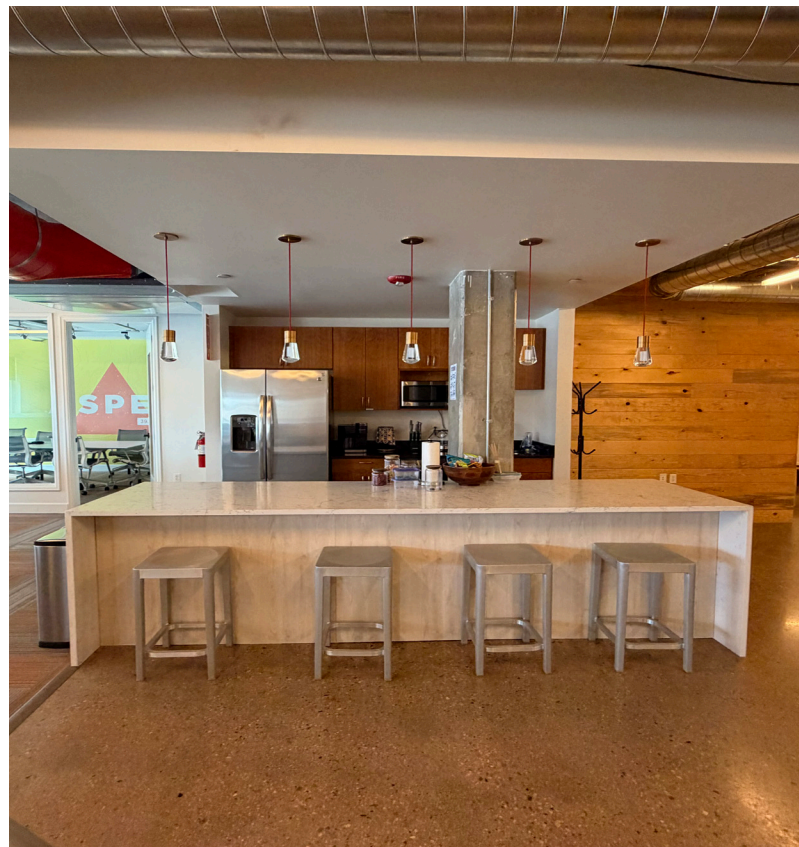
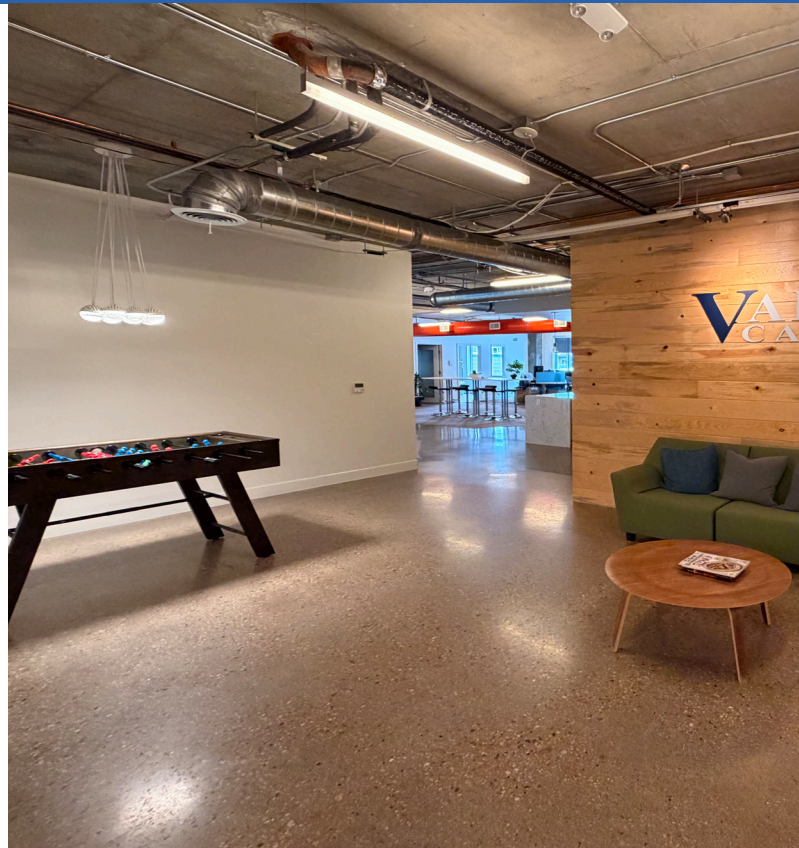
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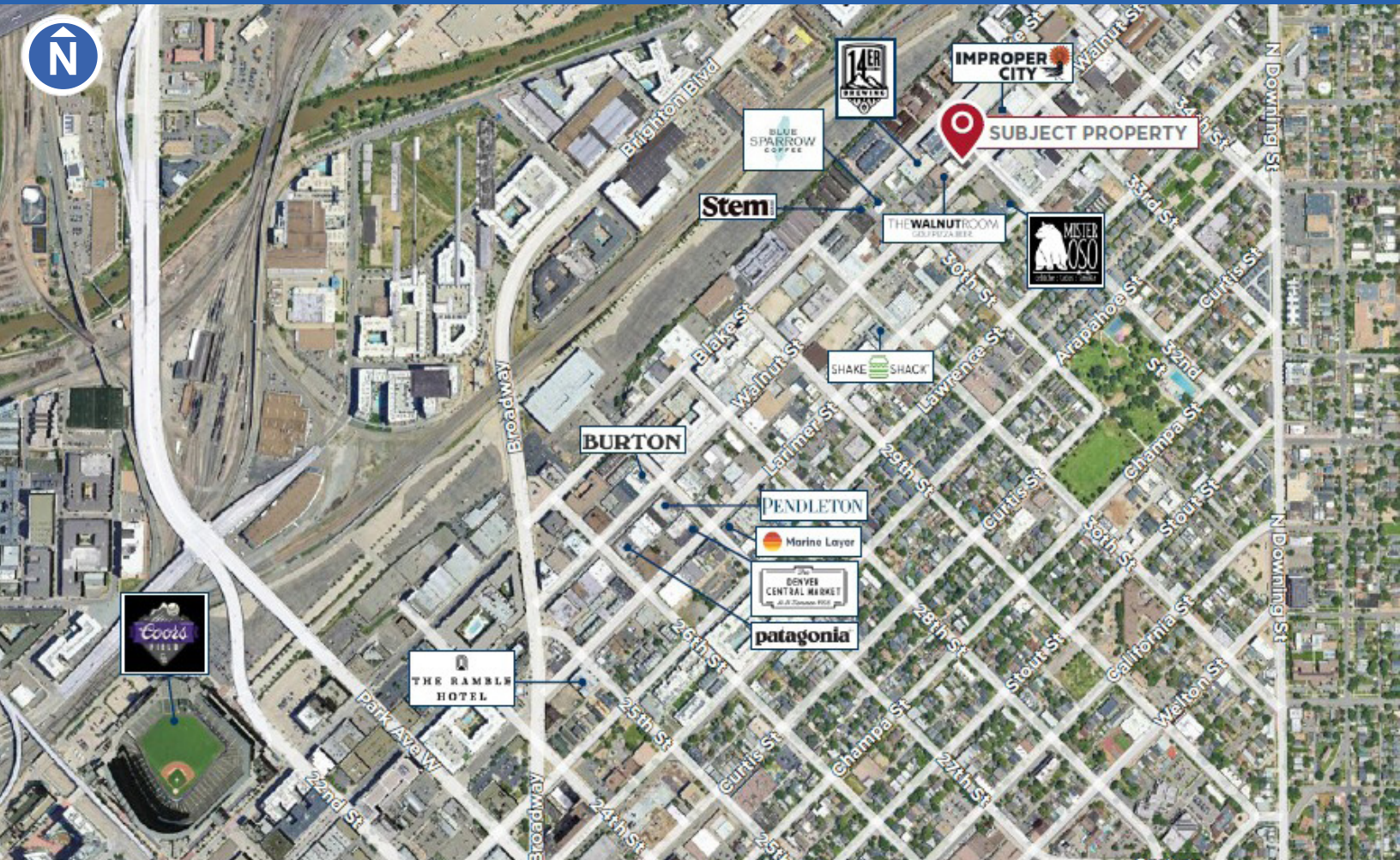


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## Location & Area Amenities

- » Prime RiNo location surrounded by Denver's top restaurants, breweries, coffee shops, and entertainment venues
- » Easy connectivity to I-25, I-70, and major commuter corridors
- » Close proximity to RTD light rail stations and public transportation options
- » Located within one of Denver's fastest-growing and most dynamic mixed-use neighborhoods
- » Strong daytime population

**Lease Rate: \$26.00/SF NNN**



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