

2641 Walnut Denver Colorado (RiNo)



FOR LEASE/FOR SALE OWNER USER SINGLE TENANT BUILDING



FOR MORE INFORMATION, CONTACT:

AARON D GRANT

303-324-3320 (Cell)

aaron@grantrealestateco.com | www.grantrealestateco.com

The Grant Real Estate Company

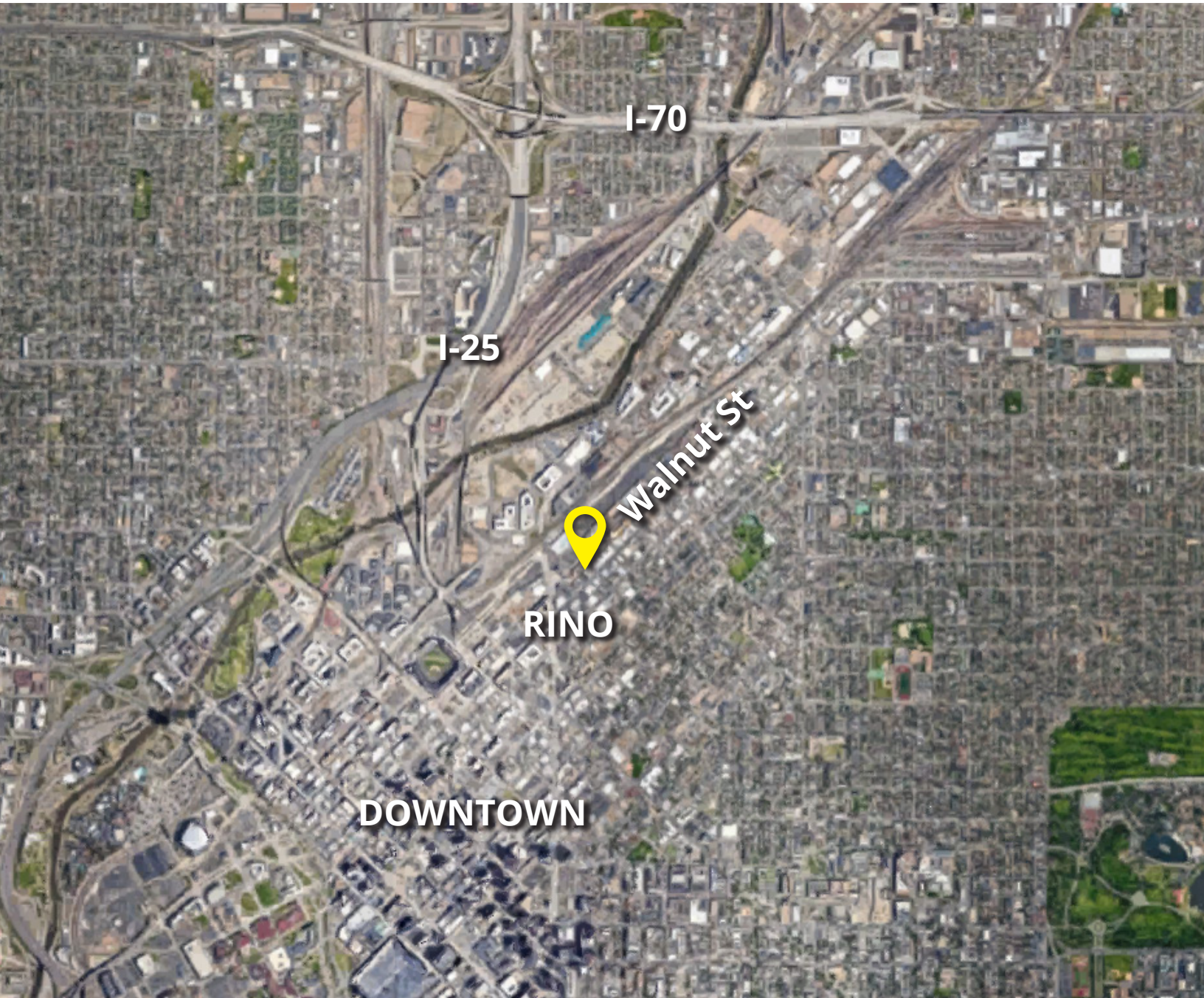
1040 S Gaylord STE 1, Denver, CO 80209



2641 Walnut Denver Colorado (RiNo)



FOR LEASE/FOR SALE OWNER USER SINGLE TENANT BUILDING



FOR MORE INFORMATION, CONTACT:

AARON D GRANT

303-324-3320 (Cell)

aaron@grantrealestateco.com | www.grantrealestateco.com

The Grant Real Estate Company

1040 S Gaylord STE 1, Denver, CO 80209



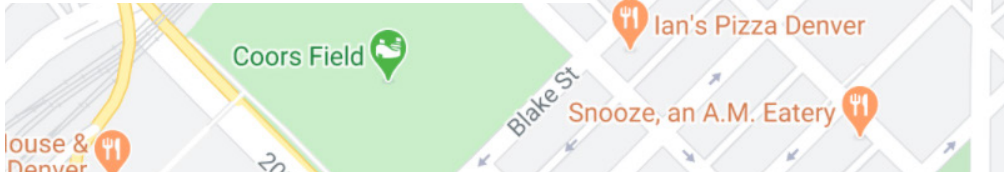
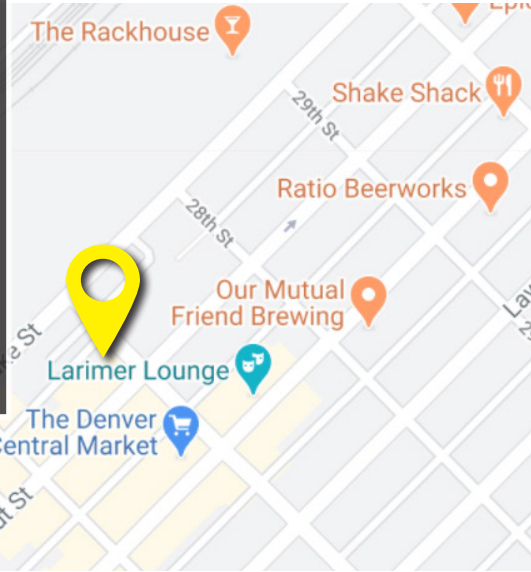
2641 Walnut Denver Colorado (RiNo)



FOR LEASE/FOR SALE OWNER USER SINGLE TENANT BUILDING



NEXT DOOR
The Denver Central Market, Los Chingones, Work & Class, Snarf's Sandwich, First Draft Taproom & Kitchen, Crema Coffee House, Altitude Brewing & Supply, Stem ciders, shake shack, Ratio Beerworks, Bierstadt Lagerhaus, Blake Street Tavern, Infinite Monkey Theorem, Hop Alley, Bigsby's Folly Craft Winery & Restaurant, Great Divide, Black Shirt Brewing, Zeppelin Station, The Source and the Source Hotel



SITE ATTRIBUTES:

- 8645 Square Feet
- Office/Retail
- Sale Price: \$4,400,000
- \$509/Sqft
- Parcel 2277-05-021
- Lot Size: .14 Acres / 6257 square feet
- Zoning: I-MX-3
- Submarket: RiNo
- Cross Streets: 26th & Walnut
- Ceiling Height: 23.5 feet
- New Carrier Performance 5 Ton 16 SEER Air Conditioner
- Graffiti Artist: Michael Ortiz (also did the Bob Marley Museum in Jamaica <https://www.instagram.com/p/BCqsKCVypm9/>)

FOR MORE INFORMATION, CONTACT:

AARON D GRANT

303-324-3320 (Cell)

aaron@grantrealestateco.com | www.grantrealestateco.com

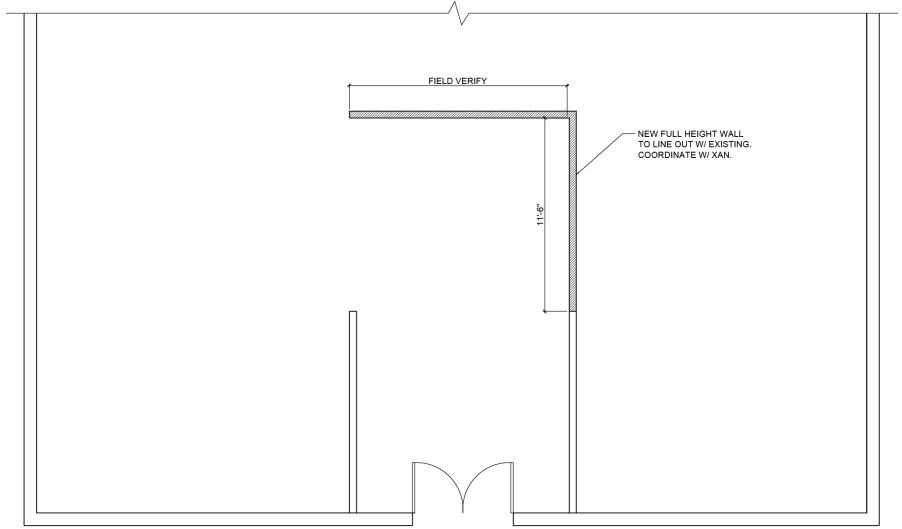
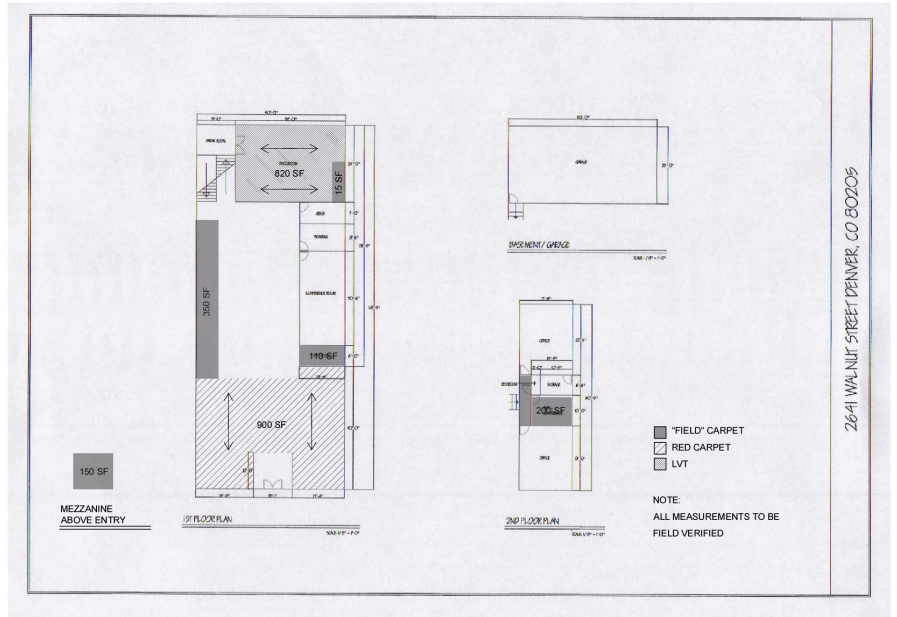
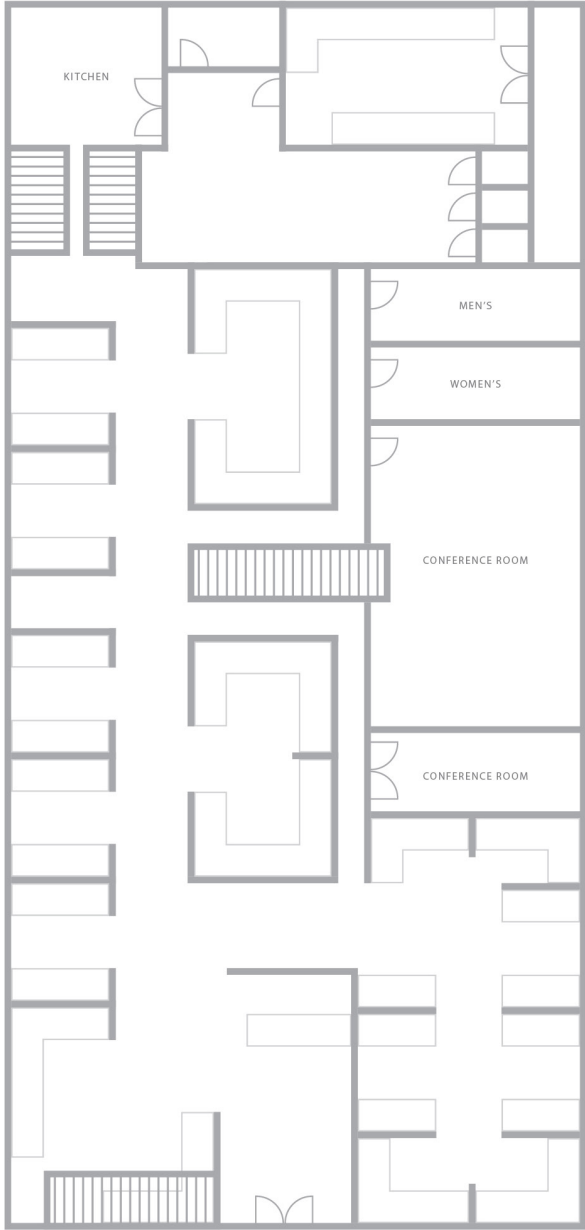
The Grant Real Estate Company
1040 S Gaylord STE 1, Denver, CO 80209



2641 Walnut Denver Colorado (RiNo)



FOR LEASE/FOR SALE OWNER USER SINGLE TENANT BUILDING



We obtained the information above from resources which we feel are reliable. However, we have not verified the accuracy and make no guaranty or representation about it. It is submitted with the possibility of errors, omissions, changes in price or other conditions prior sale, lease, or withdrawal notice. You and your tax and legal advisor should conduct your own investigation.



FOR MORE INFORMATION, CONTACT:

AARON D GRANT

303-324-3320 (Cell)

aaron@grantrealestateco.com | www.grantrealestateco.com

The Grant Real Estate Company

1040 S Gaylord STE 1, Denver, CO 80209