FOR LEASE - 3150 E. 3RD AVENUE





3150 E. 3rd Avenue, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or roche@buellco.com
BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209

PROPERTY SUMMARY



DESCRIPTION

Buell & Company is pleased to present 3201 E. 3rd Avenue, Denver, Colorado 80206. This premier site is located on the Southwest corner of Steele Street and 3rd Avenue in one of the most prestigious and desirable locations in Denver, the affluent neighborhood of Cherry Creek North. Located adjacent to the Denver Country Club and minutes away from the Central Denver Business District to the West. Access to key arterial transit routes such as I25 and I70 are minutes away affording ease of access to all points of the Denver Metro area.

SITE INFORMATION

Location: 3150 E. 3rd Avenue City: City of Denver County: Denver County Lot: +/- 6,250 SF Zoning: C-CCN-5 Building: +/- 7,080 SF

Traffic Counts: Please see link below.

DRCOG Traffic Counts

Demographics: Please see link below.

<u>Demographics</u>



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SPACE FOR LEASE



Premium location in Cherry Creek North

• PROPERTY ADDRESS: 3150 E. 3rd Avenue, Denver, CO 80206

• PROPERTY TYPE: Retail or Office

• AVAILABILITY: Suite 200 - 1,800 RSF

• BASE RENT: \$28.00 RSF

• NNN: \$12.00 SF/YR

• LEASE TERM: 5+ Years

• PARKING: Off Street Parking Spaces included.

Responsive, local management and ownership.

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LOCATION MAP (265) CHAFFEE PARK Northfield Blvd ELYRIA SWANSEA GLOBEVILLE MONTBELLO 8 BERKELEY W 38th Ave W 38th Ave Smith Rd (287) W 32nd Ave Martin Luther King Jr Blvd STAPLETON Union Station Development Sand Creek Park E 23rd Ave Denver Museum of Nature and Science Lake Park W 17th Ave Field at Mile High WEST COLFAX 40 (40) [287] E Colfax Ave Denver (88) E 13th Ave E 13th Ave E 11th Ave CENTRAL Aurora EAST 30 30 (88) W 2nd Ave Cherry Creek North VALVERDE Aurora Hills Golf Course (26) (26) E Alameda Ave 2 Glendale BELCARO ATHMAR PARK VIRGINIA VALE W Kentucky Ave Washington Park E Mississippi Ave VIRGINIA VILLAGE W Florida Ave Overland Golf Course (83) W. lewell Ave (30) Buchtel Blvd 3150 E. 3rd Avenue, Denver, Colorado 80206

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AERIAL MAP **BUELL** 3150 E. 3rd Avenue, Denver, Colorado 80206

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