

FOR LEASE - 3150 E. 3RD AVENUE



BUELL



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



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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
County: Denver County
Zoning: C-CCN-5

City: City of Denver
Lot: +/- 6,250 SF
Building: +/- 7,080 SF

Traffic Counts: Please see link below.

[DRCOG Traffic Counts](#)

Demographics: Please see link below.

[Demographics](#)



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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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AERIAL MAP



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