



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3301 West 38th Avenue

Denver, Colorado 80211

PROPOSED RENDERING



**Retail and Office
Available**

**Hot Highlands
Neighborhood**

**Easy Access Off
38th Avenue**

**Underground
Parking**

2,250 SF Retail Available

11,000 SF Office Available

Lease Rate: \$25.00 - \$30.00/SF NNN

Property Characteristics

Building Size 13,250 SF

Site Size 0.53 Acre

Zoning B2

Property Highlights

- Dramatic new construction, a focal point for 38th Avenue
- On "main and main"
- Underground parking
- Drive access from 38th unto Irving Street
- Delivery date of November 2017
- Over 50% leased

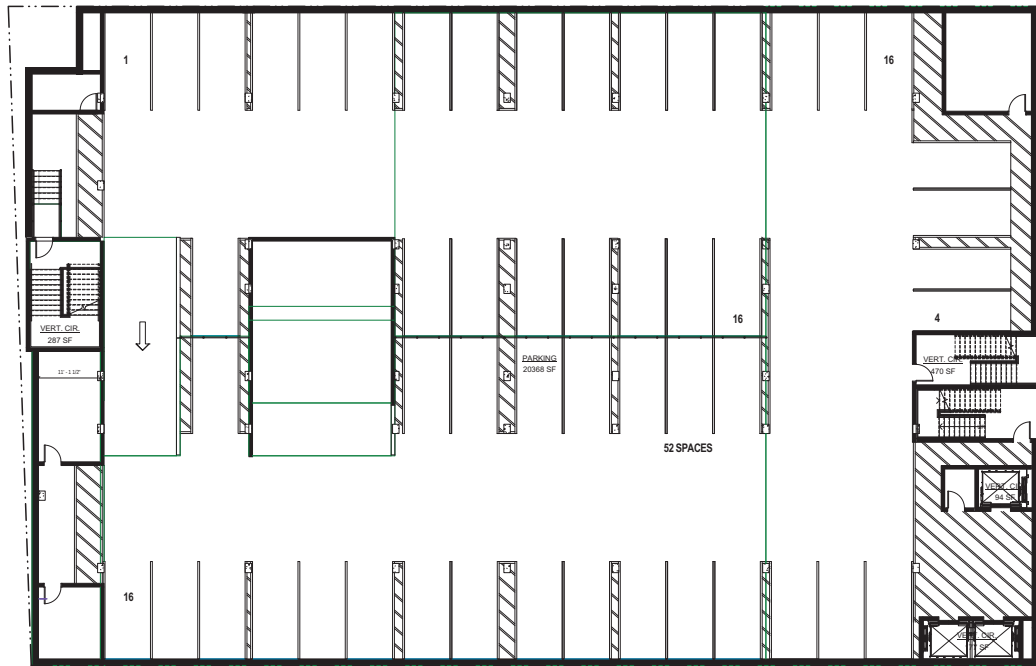


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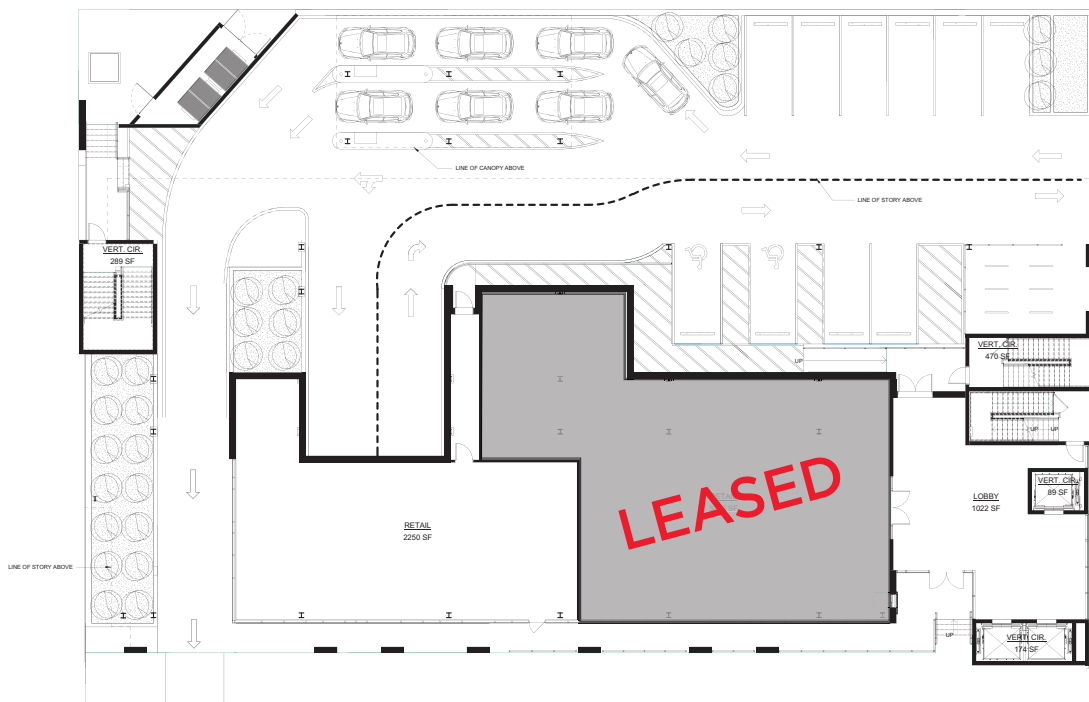
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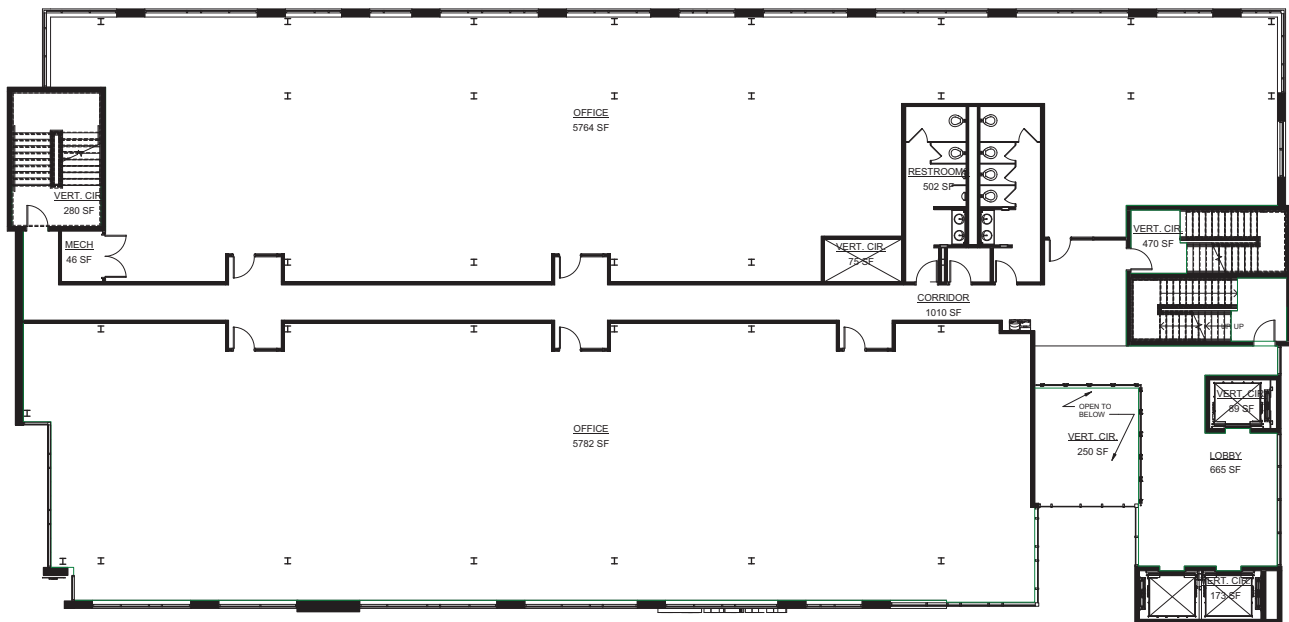
Garage



Level 1



Level 2



Level 3



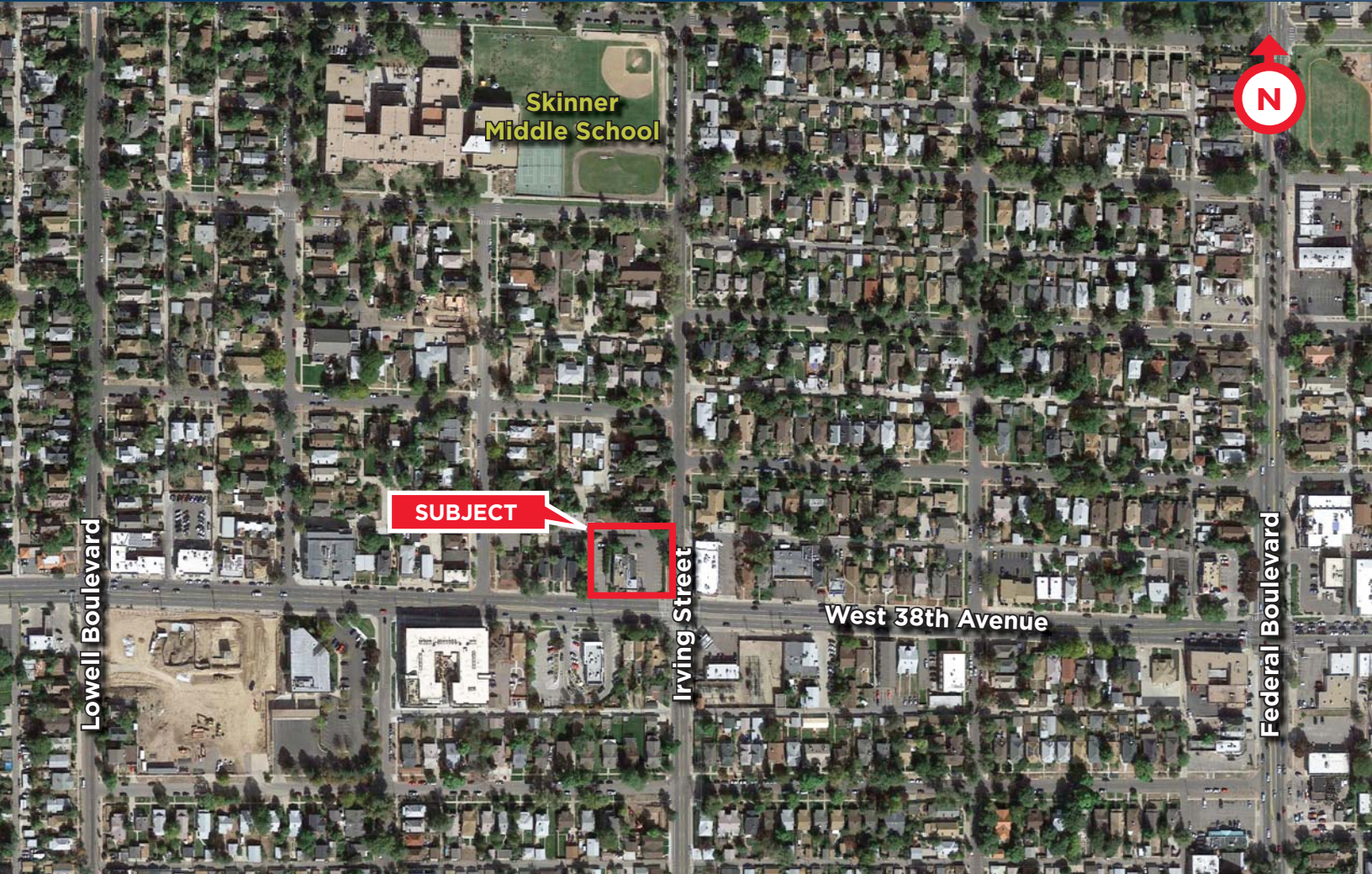


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Traffic Counts

CoStar, 2016

Intersection	Vehicles Per Day
West 38th Avenue and Julian Street	23,344 VPD
Lowell Boulevard and West 39th Avenue	10,072 VPD
Federal Boulevard and Clyde	41,035 VPD

Demographics

CoStar, 2016

	1 Mile	3 Miles	5 Miles
Population	22,009	157,035	434,309
Households	11,922	70,821	193,215
Average HH Income	\$94,827.00	\$77,229.00	\$69,706.00

For more information, please contact:

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