

FOR LEASE

# 3728 DELGANY STREET

DENVER, COLORADO

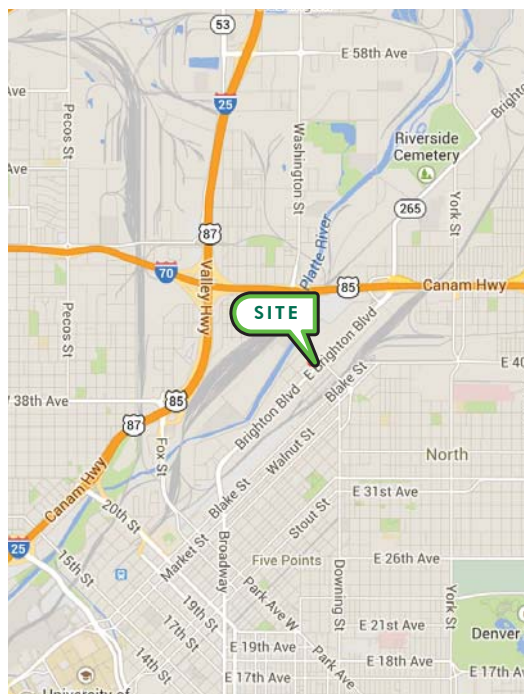
**RARE RINO  
OPPORTUNITY**

**FREESTANDING  
BUILDING AVAILABLE**

**IDEAL POSSIBILITIES:  
RESTAURANT, BIKE SHOP,  
BREWHOUSE, FURNITURE SALES,  
COLLABORATIVE OFFICE, PLATTE  
RIVER WATER SPORTS**

**FENCED YARD**

**LOCATION MAP**



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<b>BUILDING SIZE:</b>	±4,063 SF
<b>LAND AREA:</b>	±7,813 SF
<b>LOADING:</b>	1 drive-in (10' x 12')
<b>CEILING CLEARANCE:</b>	18'
<b>ZONING:</b>	I-MX-5
<b>NNN EXPENSES:</b>	\$2.27 NNN (2013 estimated)
<b>RE TAXES:</b>	\$7,640.95
<b>LEASE RATE:</b>	\$4,500.00/Month NNN (tenant is responsible for real estate taxes, insurance and common area maintenance)

**BUILDING FEATURES:**

- :: Freestanding
- :: Central Denver location
- :: Fenced yard
- :: Fire sprinkler stubbed in
- :: Drive-in loading
- :: Easy access to I-25 and I-70
- :: Prime RiNo location

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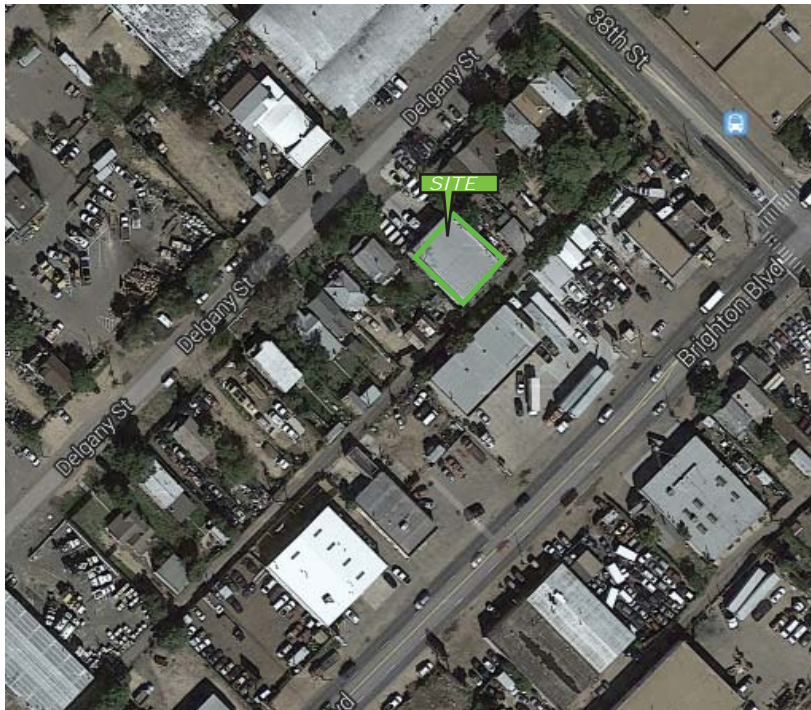
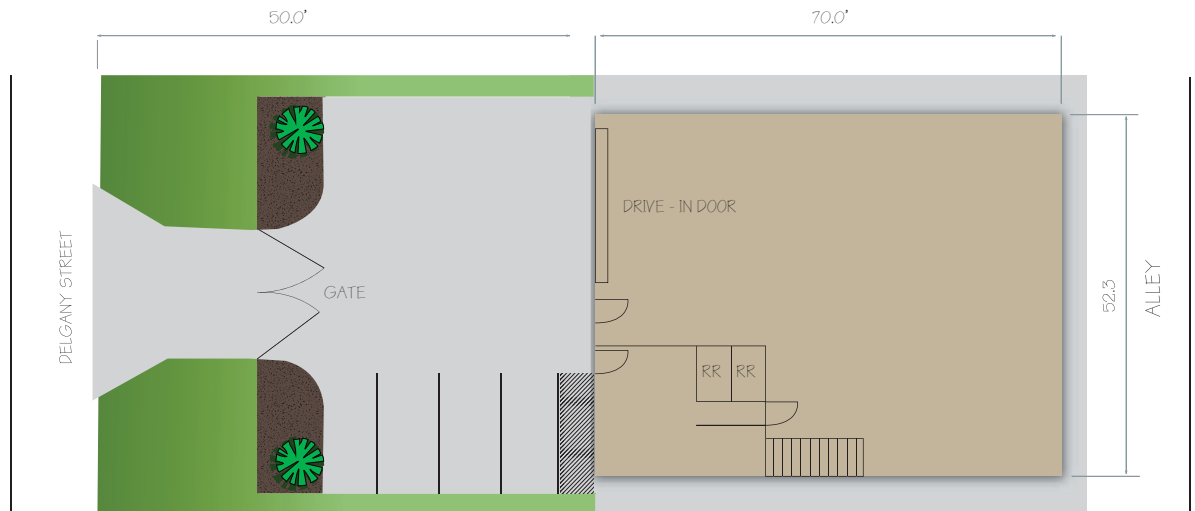
**CBRE**



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**BUILDING PLAN**



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