



3610 West

Innovative Office Plan in an Opportunity Zone

3610 W Colfax Avenue, Denver, 80204

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LOCATION: 3610 W Colfax Avenue, Denver, CO 80204

LEASE RATE: \$30.00/SF NNN

SUITE DESCRIPTION: 3,350 to 3,828 +/- SF. Open retail space offers 3,350 SF ready for build out or permit ready collaborative office plan offers 3,828 +/- SF space innovative office design with mezzanines and exposed barreled roof.

COMMENTS: Explosive growth in and around the West Colfax corridor makes this location ideal for new businesses. Opportunity Zone designation offers significant tax incentives to new businesses. Join Alamo Drafthouse, Sloan's Tap & Burger, Little Man Creamery, Seedstock Brewery, and Brew Culture Coffee in catering to hundreds of new residents who currently call West Denver home with many more on their way. Easy access and high visibility with over 38,000 cars counted daily.

CENTER DESCRIPTION: 7,570 SF community oriented center anchored by celebrated brewery and exceptional coffee shop. 4 blocks from Knox Station and Sloan Lake.

ZONING: U-MS-3, Denver



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