

3060 BRIGHTON

BRIGHTON BOULEVARD - WHERE LIVE, WORK, & PLAY MEET



Marketing & Leasing by:

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PROPERTY HIGHLIGHTS

- RiNo's newest office renovation underway offering up to 70,000 contiguous square feet of office space
- Skylights provide an abundance of natural light
- New flagship restaurant/retail space with prominent frontage on Brighton Boulevard
- Gateway to Denver's CBD at 30th & Brighton
- Up to 3:1,000 on-site surface parking ratio for Main Level tenants
- Clear height of 16' 4" on Level 1 and clear height of 11' on Lower Level
- Total power to building- 2500A 480/277V service
- Available for tenant occupancy in Q3 2019



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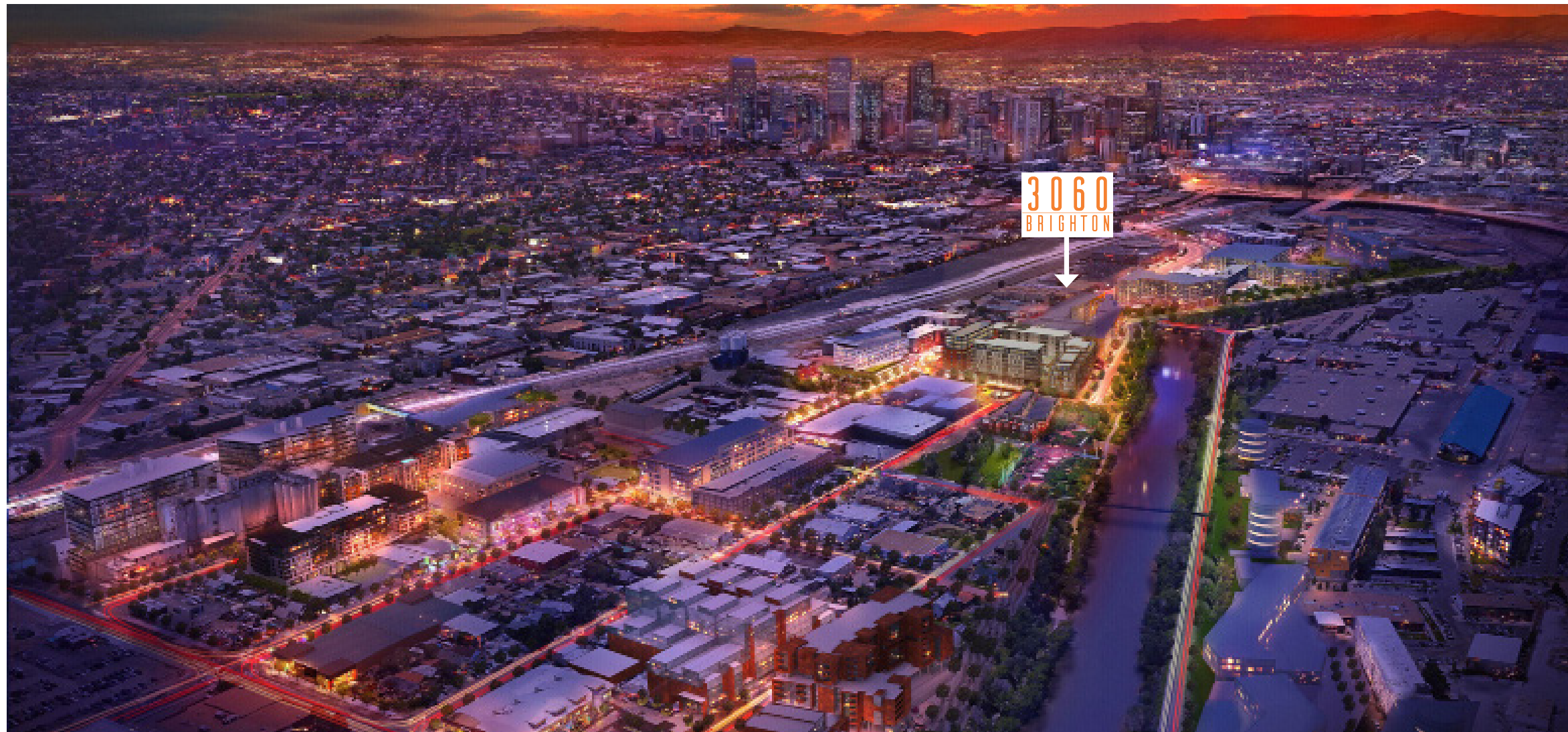




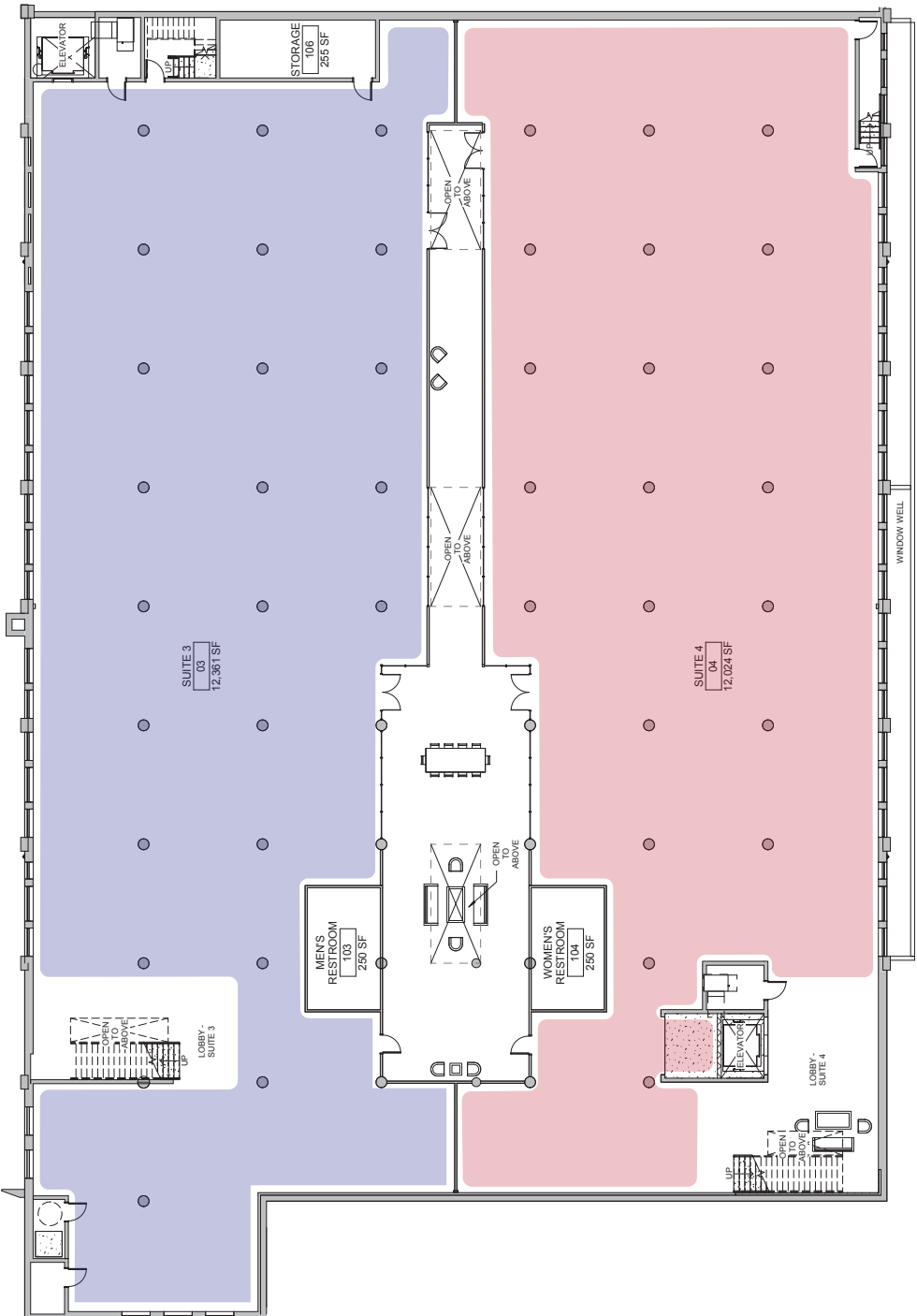
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LOCATION

- Strategically placed in the heart of the RiNo Arts District just minutes from Downtown Denver
- Quick, easy access to I-25 & I-70
- Ranked Very Bikeable with a Bike Score of 83
- Surrounded by many of Denver's best coffee shops, restaurants, galleries, breweries, and more
- Multiple transit options including two RTD Light Rail stations within 1 mile

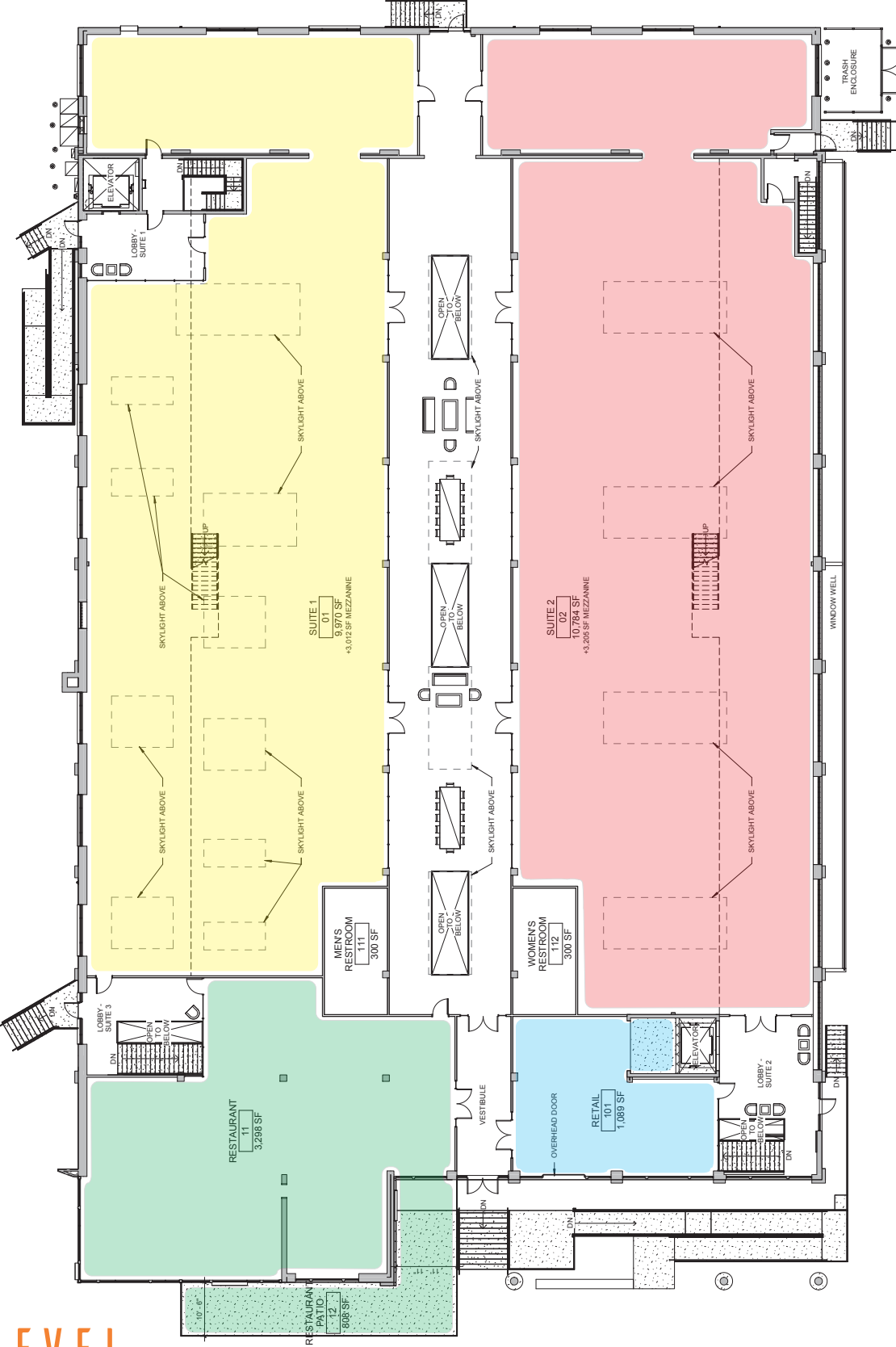


FLOOR PLANS



LOWER LEVEL

← 31ST STREET →



← BRIGHTON BOULEVARD →

MAIN LEVEL

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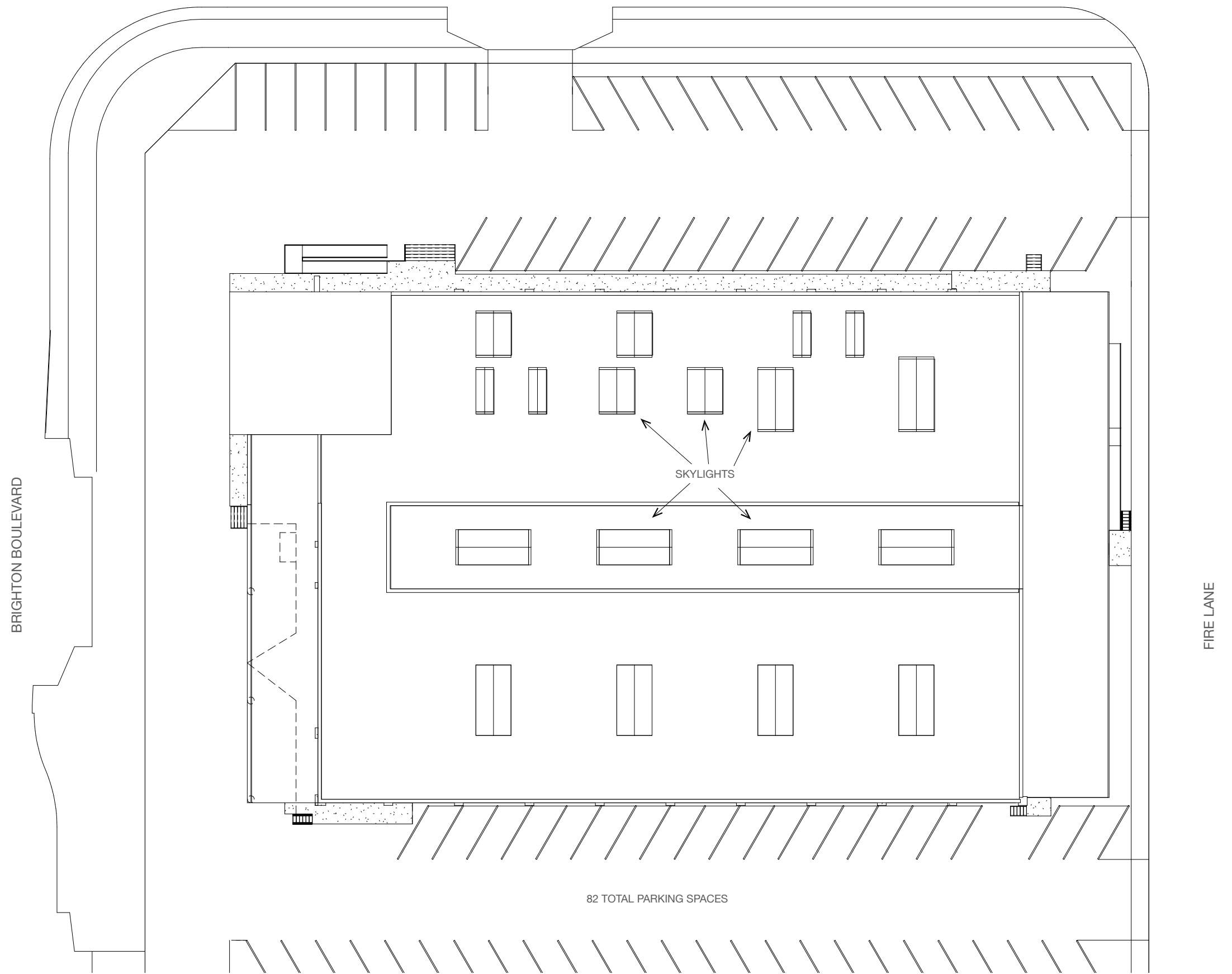
AVAILABILITY

MAIN LEVEL

OFFICE	30,000 SF
RESTAURANT PATIO	3,298 SF 808 SF
RETAIL	1,089 SF

LOWER LEVEL

OFFICE	35,000 SF
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