



FLORA

**3500
CHESTNUT
PLACE**
Denver, CO

**SPEC SUITE COMING
BEST VIEWS IN RiNo**

- Best views in RiNo
- Single tenant floors
- Adjacent to RiNo Park & South Platte River
- Direct elevator access
- No load factor
- Private balconies, not included in square footage



Building Size	200,000 SF
Availability	Suite 401 - 7,217 RSF Suite 505 - 2,493-3,123 RSF
Year Built	2024
Parking Ratio	1:1,000 RSF Included
Op Ex	\$19.93/RSF (excluding janitorial)
Lease Rate	\$39.00/RSF NNN



**Suite 401 - 7,217 RSF
Suite 505 - 2,493 RSF**



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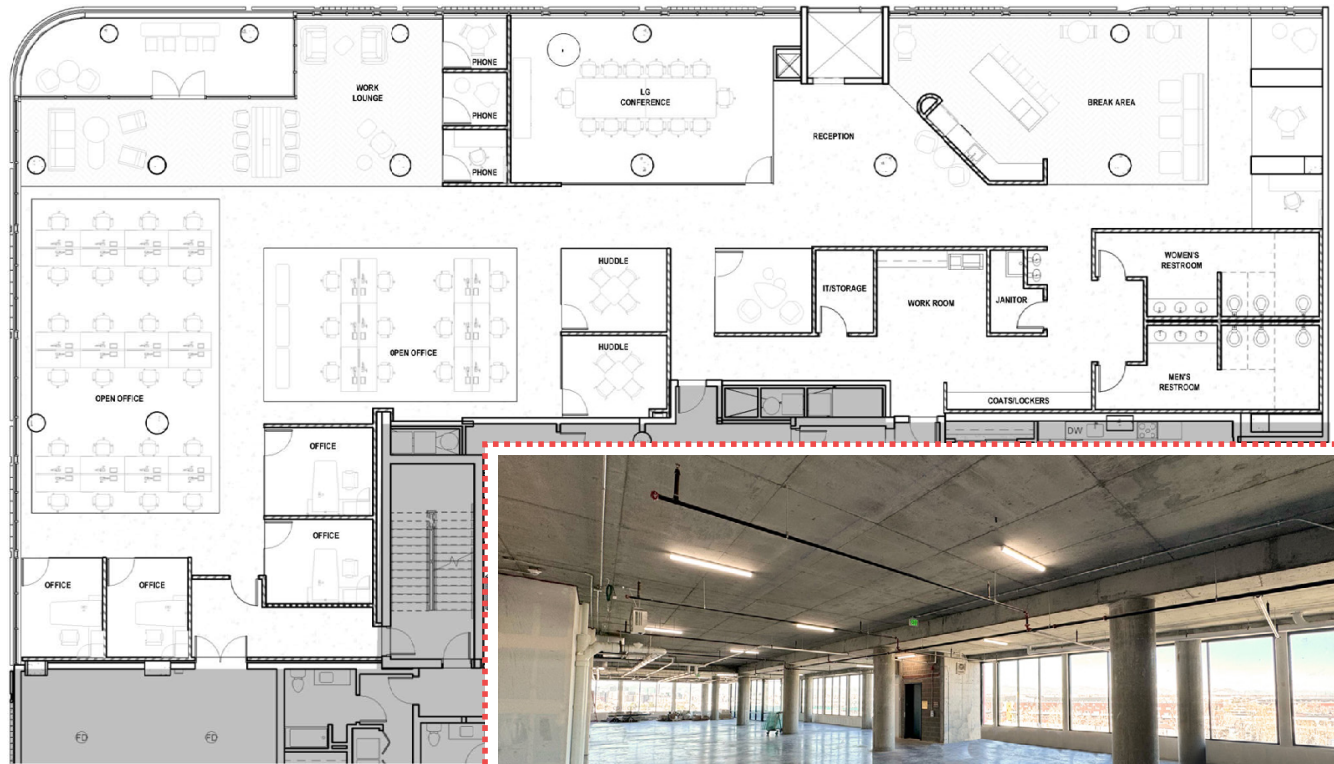
FLORA



BEST VIEWS IN RINO ADJACENT TO RINO ART PARK



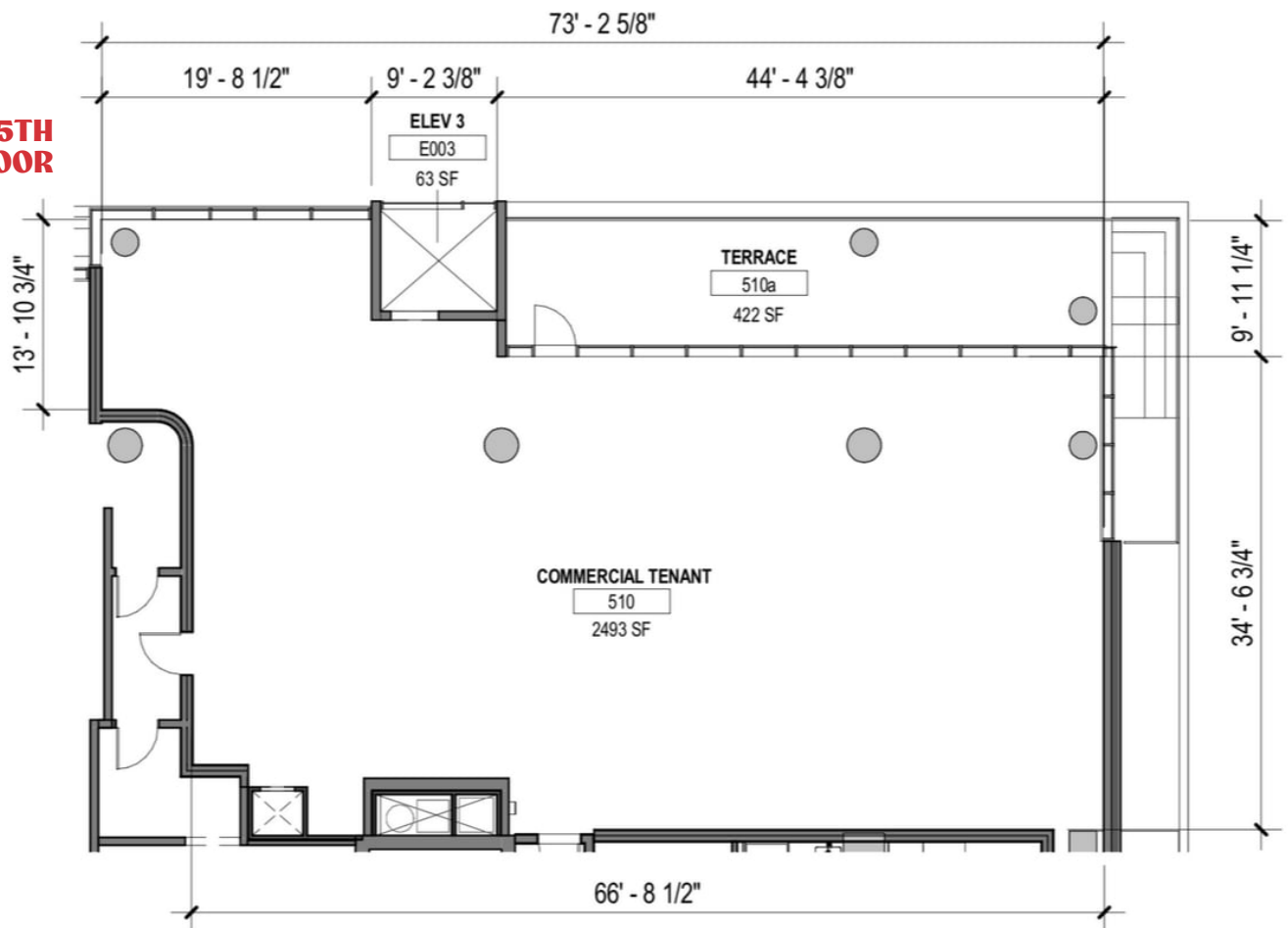
**4TH
FLOOR**



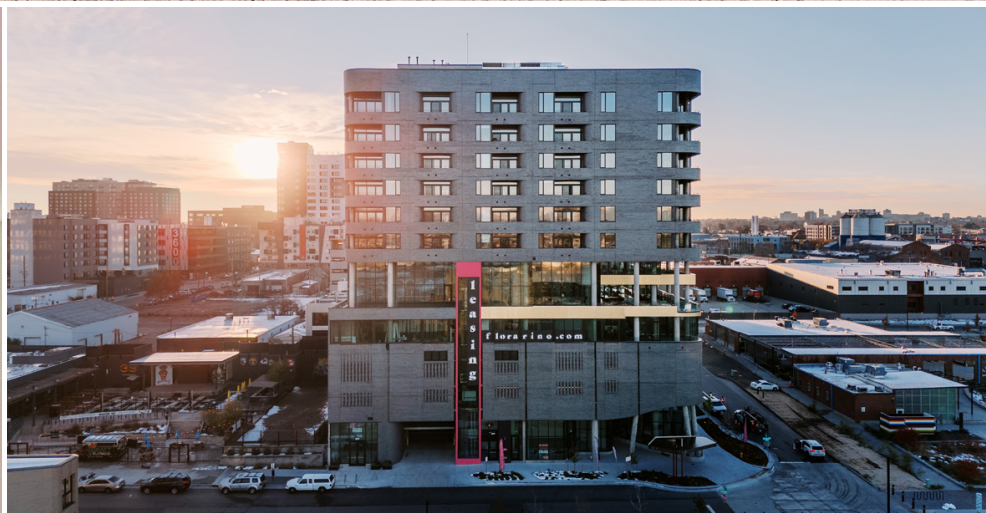
PROPOSED SPEC SUITE



**5TH
FLOOR**









ARKINS PARK (RINO ARTPARK)

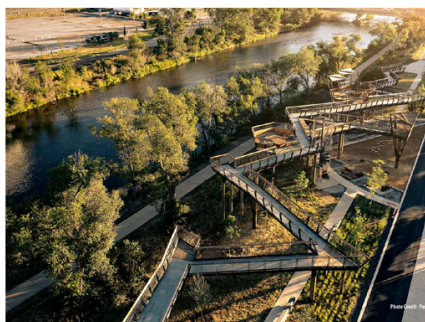
RiNo ArtPark is a direct reflection of the up-and-coming trendy arts district – an intimate, creative, and iconic park that highlights the sustainability, arts, and culture of the surrounding neighborhoods, as well as enhances the ecology of the river corridor in new and creative ways.



ARKINS (RINO) PROMENADE

The Arkins (RiNo) Promenade project repurposes an existing local street within an aging industrial neighborhood that is rapidly transforming into a vital mixed-use arts district at the edge of downtown Denver.

The promenade provides outdoor spaces with landscaping, shade trees, native grass areas, and planters to filter stormwater management that improves the water quality in the South Platte River.



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