

3030

N. DOWNING ST

DENVER, CO 80205

\$16.00 – 18.00/ SF (NNN)

LEASE RATE



RETAIL/OFFICE/FLEX

AT 30TH & DOWNING IN CENTRAL DENVER



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PROPERTY HIGHLIGHTS

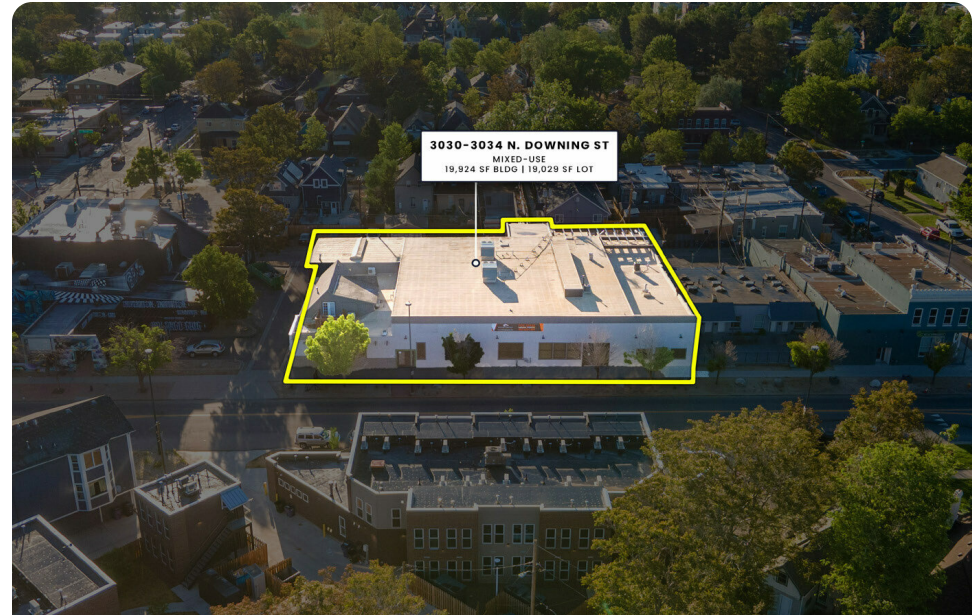
Address	3030 N. Downing St Denver, CO 80205
Lease Rate	\$16.00-\$18.00 + NNN's
Available SF	Unit E: 7,330 SF Unit F: 4,400 SF (Can be made Contiguous)
Taxes	\$54,254
Zoning	C-MS-5

PROPERTY DESCRIPTION

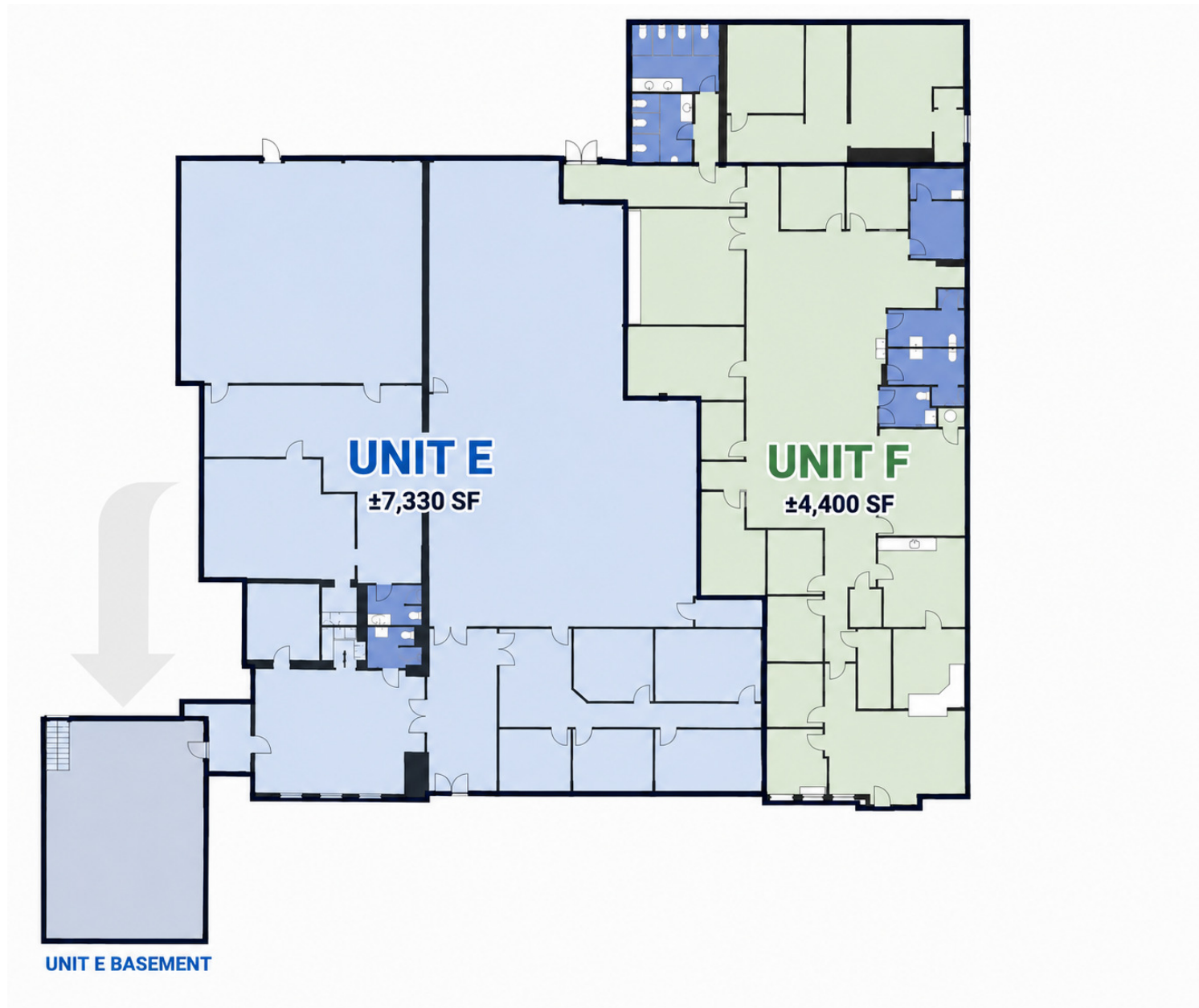
3030 Downing Street offers two highly functional commercial spaces in Denver's Five Points/Whittier neighborhood, directly across from the 30th & Downing light rail station and minutes from RiNo, Downtown Denver, and Uptown. The property combines strong Downing Street visibility with flexible C-MS-5 zoning and existing buildouts that can accommodate a variety of medical, office, retail, service, and creative users.

Available spaces include approximately 4,400 SF of existing medical/office space and approximately 7,330 SF of flexible retail/office space, providing users the ability to step into an established central Denver location with functional existing improvements.

- 4,400 SF existing medical/office suite available
- 7,330 SF flex/retail/office suite available
- Directly across from the 30th & Downing light rail station
- High-visibility frontage along Downing Street
- C-MS-5 zoning supporting a broad mix of commercial uses
- Off-street and surface parking available



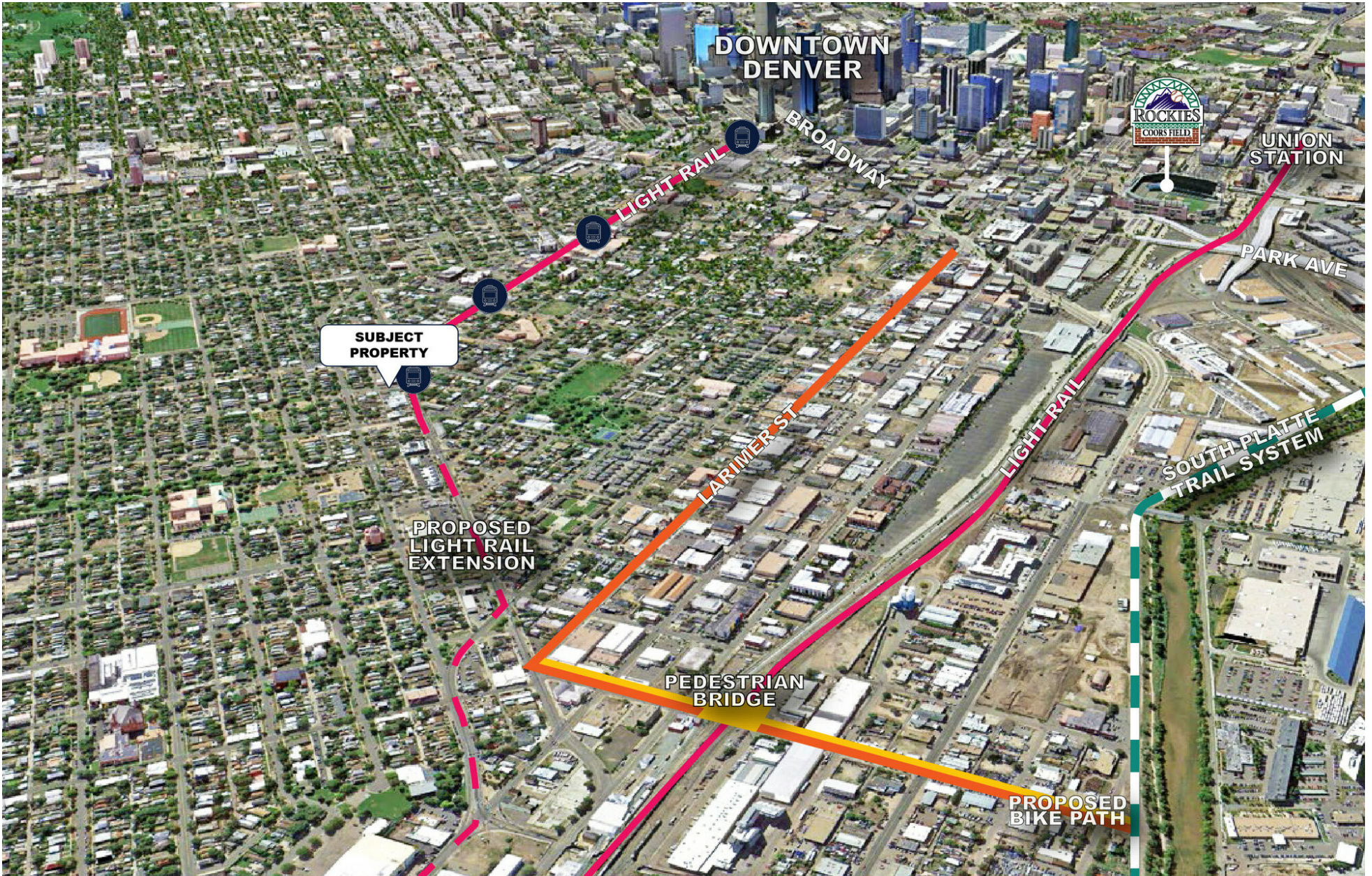
FLOOR PLAN



UNIT E (INTERIOR PHOTOS)



SITE AERIAL





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