

# RINO ON WYNKOOP

**4501 WYNKOOP STREET**  
DENVER, COLORADO 80216

**UNIQUE MULTIPLE USE BUILDING FOR LEASE**  
SPACE AVAILABLE: 32,450 SF



AVAILABLE AT THE GATEWAY TO RINO



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## PROPERTY HIGHLIGHTS

- 32,450 SF - total building
- 6,906 SF steel canopy
- Availability: Immediate
- \$5.25 NNN lease rate
- \$2.50/SF estimated operating expense
- Clear height: 13' - 19'
- Power: Single phase
- Year built: 1961
- Zoning: I-A
- 8 dock high doors or glass roll up windows, 3 of which are also ramped
- New LED Lighting
- Upgraded smoke alarm system
- I-70 and Brighton signage abilities
- Located within an Opportunity Zone

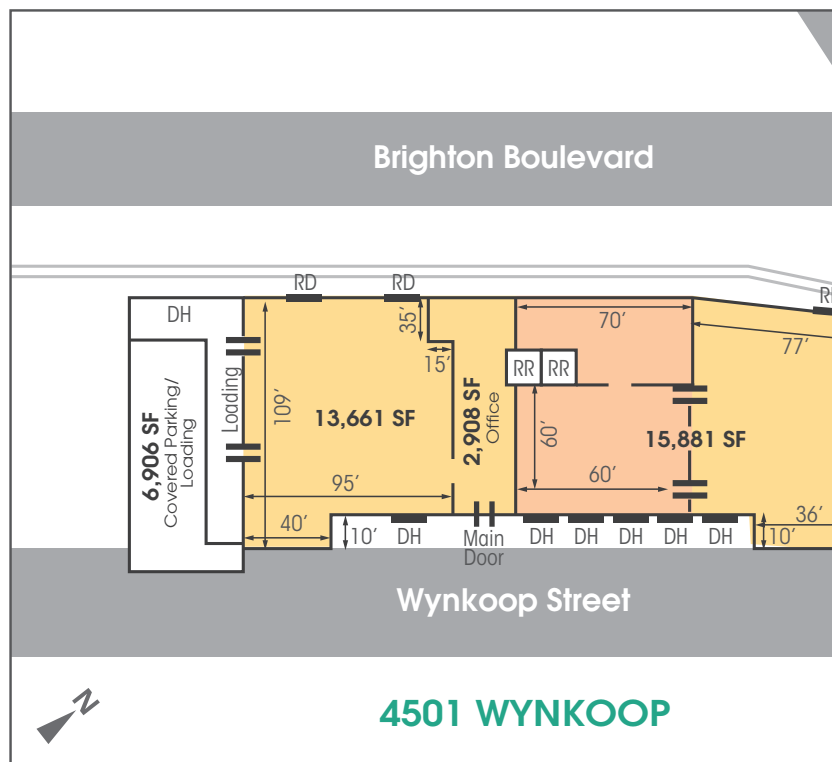
## PROPERTY FEATURES

- Excellent access and identity with I-70
- Wood truss ceiling
- Multiple skylights
- Abundant natural light
- 8 dock-high doors
- Adaptive to multiple uses: production, creative office, distribution, show room



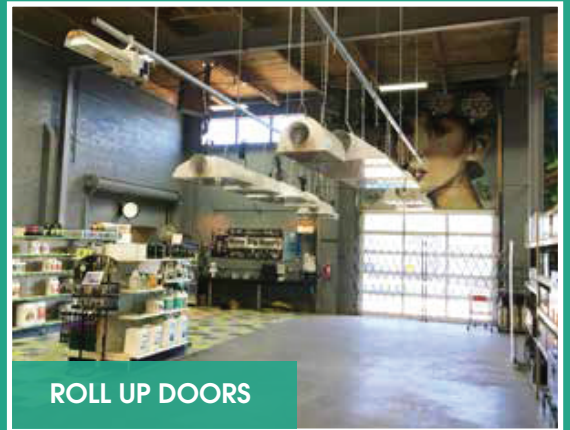
HIGH WOOD TRUSS CEILING

## SITE PLAN



**4501 WYNKOOP**





### TRAFFIC COUNTS

- I-70 west of Brighton Boulevard = 134,249 (2010)
- Brighton Boulevard north of I-70 = 9,424 (2014)
- Washington Street south of I-70 = 49,782 (2014)
- I-70 east of Steele Street = 126,022 (2010)

### CEILING HEIGHTS

- 13'
- 19'

## ABOUT RiNo

Located just north of Downtown Denver, RiNo includes a remarkable concentration of creative businesses, including architects, art galleries, ceramicists, designers, furniture makers, illustrators, authors, wineries, small-batch breweries, distilleries, urban agriculture, painters, media artists, performance artists, sculptors, photographers, and an array of studio spaces.

RiNo is bounded by I-70 to the north, I-25 to the west, Park Avenue West to the south, and Lawrence to the east. While retaining its industrial roots, the RiNo neighborhood is now fertile ground for arts and artists. The River North Art District is dedicated to promoting and supporting the people and businesses that reside in the area.

Source: RiNo River North Art District



## AERIAL VIEW



### NEARBY AMENITIES

- 38th/Blake Light Rail stop
- Stock Show Complex
- Butcher Block
- The Source
- Industry
- Denver Coliseum
- Globeville Landing Park
- Crooked Stave
- Black Shirt Brewery
- Great Divide Brewery
- Mockery Brewery
- Jake's



**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

[russell@grubercommercial.com](mailto:russell@grubercommercial.com)



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