

# RiNo Development Opportunity

139,024 GROSS BUILDABLE SF | RiNo District  
(Buyer to verify)

**3750 & 3748**  
N DOWNING ST.

**3702 & 3706**  
WALNUT ST.

Exclusively Listed By:



Unpriced

Lot Size | +- 17,275 SF

Zoning | C-MX-8

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Work — Live — Play

RiNo Art District

Development Opportunity



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# OFFERING SUMMARY

Last land development opportunity on Walnut and Downing intersection in heavily sought after RiNo District.

+1,000,000 SF of AA office space scheduled to come online in the next 3 years within 1 mile radius. including, Watershed (180,000 Sq.ft), The Current (235,000 Sq.ft), Denver World Trade Center (350,000 Sq.ft.), and more...

Leaseable structures can generate income to cover holding costs through planning phase. Previous tenants include the HUB's marketing office.

The site is in RiNo's zoning overlay and allows for up to 8 stories which can mass approximately 139,000 buildable Sq.ft.

On a corner lot in RiNo with frontage on both Walnut St. and Downing St. The site is visible from the 38th and Blake Light rail stop (A line access to the Airport).

Geat access with I-70 less than 1-mile away and one exit away from I-25.

- ◆ +/- 17,275 SF
- ◆ Heart of RiNo
- ◆ Enterprise Zone
- ◆ Covered Land Play
- ◆ Prime Heavily trafficked corner,
- ◆ Zoning: C-MX-8
- ◆ 0.8 Miles from I-70 ramp
- ◆ Near Lightrail Station (0.1 Mile)



## NEARBY DEVELOPMENTS

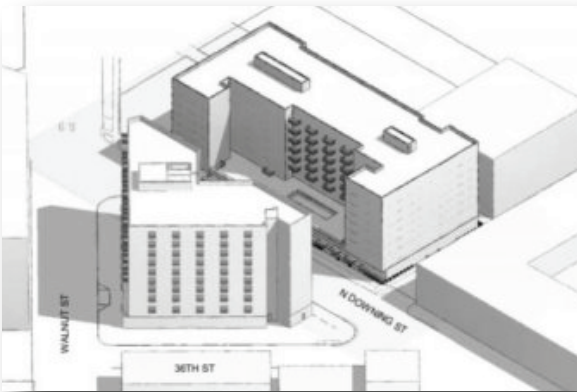
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### CatBird Hotel | 3770 Walnut St.

Sage Hospitality has joined forces with Walnut Development Partners and Exdo Development on a 7 story, 165- room Hotel. Plans include a new wave, state of the art Hotel that will mix short term retails with a traditional hotel business model. The CatBird Hotel is full speed ahead and under construction, planned to open in 2021.

Sage Hospitality's local Denver independent concepts include: The Maven, The Crawford, The Oxford, The Curtis and Halcyon Hotel.



### Residential Project | 3700 Downing St. (Proposed)

Transwestern Development out of Houston Texas Submitted plans to the city of Denver for a 10 story, 151-unit residential building in late Q4 of 2019. Transwestern is a national developer with over 50 years of Development experiance building a variety of products across the United States.

More details to come shortly.



### HUB & HUB2 | 3601 Walnut St.

The first phase (completed in 2019) consisted of 8 stories of over 250,000 SF of class A leasable office space with ground floor retail. Anchored by Home Advisors 150,000 SF HQ, the office portion of the project is currently 100% leased.

The second phase (currently under construction) will bring online an additional 105,000 SF of leasable space, including ground floor retail. Beacon Capital Partners is the developer behind the project.

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