

# FOR SUBLEASE

Zeppelin Station  
3501 Wazee Street, Suite 103

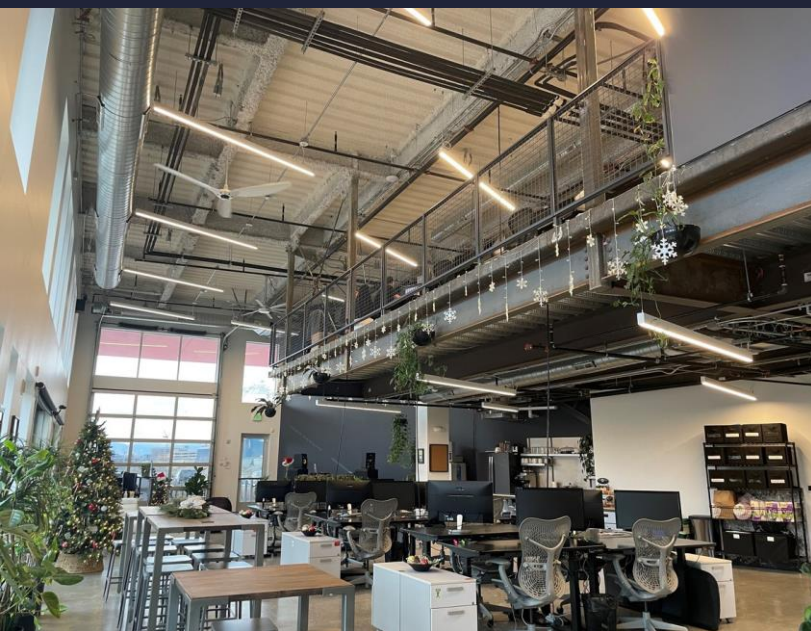
## 5,691 RSF

Term: Through Sept 30, 2024

Rental Rate: \$28.00/SF/YR NNN

Parking: \$125/Month Per Space

Immediate Occupancy



**AMY ALDRIDGE**

PARTNER

[amy@tributaryre.com](mailto:amy@tributaryre.com)

720-217-7340



# About The Space....

20 Workstations

1 Large Conference Room

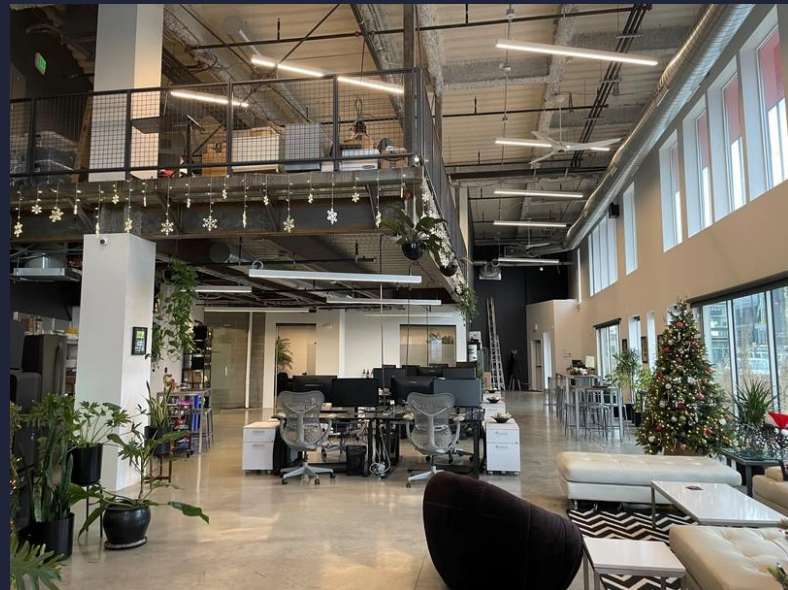
1 Medium Conference Room

Direct Access to Zeppelin Food Hall

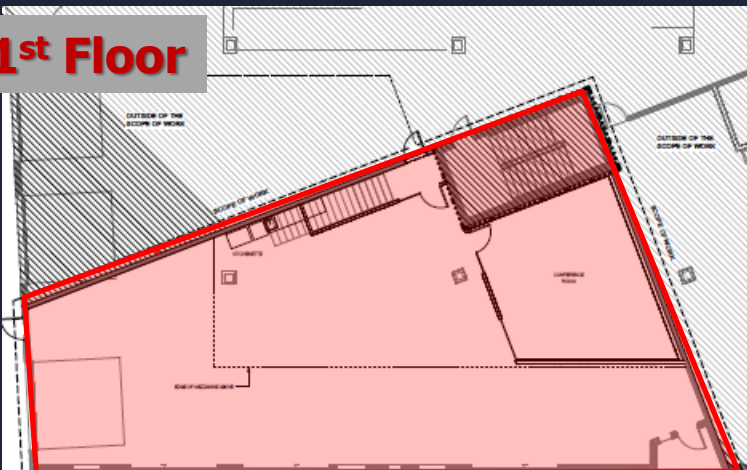
Roll Up Garage Door Windows

Patio Access

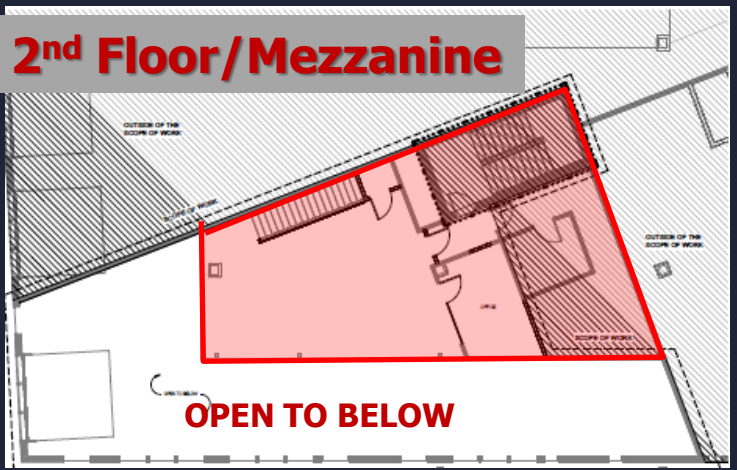
Private Exterior Entrance



## 1st Floor



## 2nd Floor/Mezzanine



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# About The Building....



## ZEPPELIN STATION

Zeppelin Station is a 100,000 square foot new-generation office building in Denver's River North neighborhood (RiNo), just northeast of downtown. The location, in a dynamic, gritty urban neighborhood with excellent amenities, is unique in its close proximity to one of the most stunning mountain environments in the world. In 2018, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council. In terms of location, Denver has experienced incredible growth in the past decade, and no place is this boom more evident than in Platte River. The submarket encompasses Denver's fastest-growing neighborhoods, including Union Station and RiNo, where extensive revitalization has been ongoing. With opportunities for large-scale development few and far between in neighboring LoDo, development accelerated to staggering levels in Platte River in recent years.

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