



YORK STREET YARDS 3851 STEELE STREET

FOR SUBLEASE



HIGHLIGHTS & AMENITIES

Highlights



NEW, High-End Buildout in place



Available Immediately



Free Surface Parking - 1.5/1,000 RSF



Opportunity Zone (I-1 zoning)

Building Amenities:

- **Shared Meeting & Event Spaces**
- **Common Lunchrooms**
- **Bike Storage**
- **Showers & Lockers**
- **Modern Restrooms**
- **On-Site Restaurants & Retailers**





YORK. STREET. YARDS!

Discover an extraordinary opportunity at York Street Yards, where creativity meets convenience in the heart of Denver. This stunning brick and timber space boasts modern amenities, offering the perfect blend of historic charm and contemporary functionality. Strategically located near I-70, I-25, RiNo, and Downtown Denver, this unique property provides connectability and easy access to numerous amenities in the area.

3851 Steele Street, Suite 1379



Rate:
Negotiable



Size:
6,496 SF



Term:
Through May
of 2028



FF&E:
Available -
Plug & Play
Sublease



FLOOR PLANS

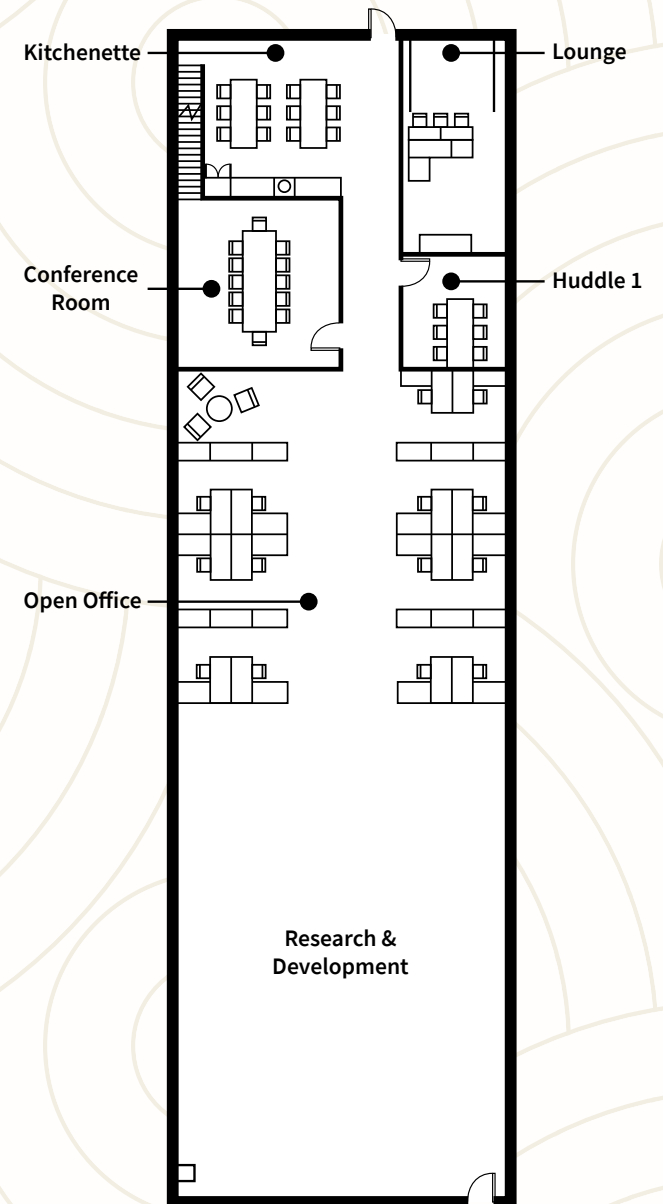
Suite 1379

6,496 SF

- 14 Sit/Stand Workstations
- (1) 6-Person Huddle Room
- (1) Large Conference Room
- Kitchenette
- Historic Brick & Timber
- 19' Ceiling Heights
- Concrete Polished Floors



Mezzanine



Floor Plan

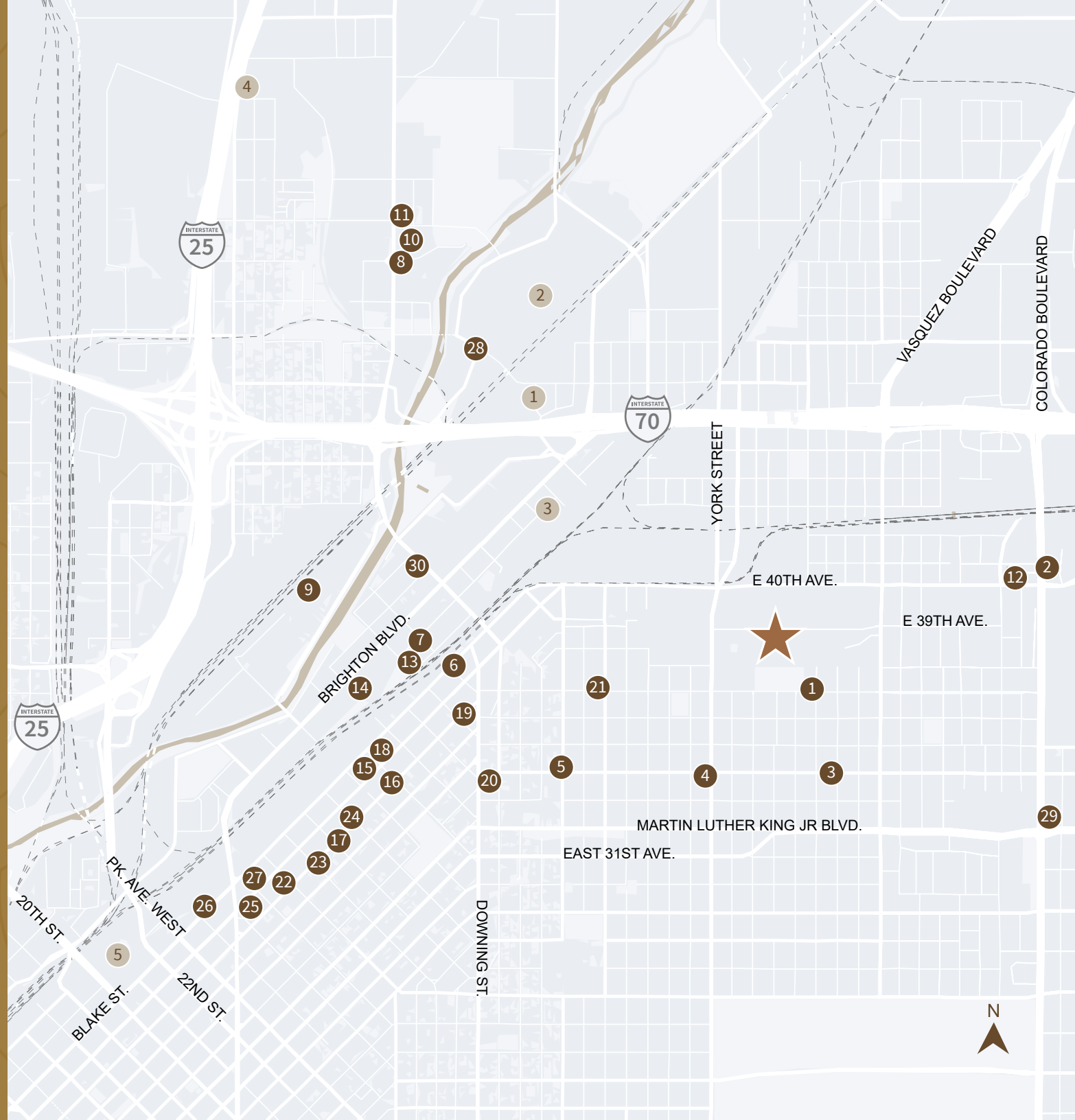
AREA AMENITIES

Restaurants and Retail ●

1. Lucero's
2. Neko Ramen & Rice
3. Oasis Café & Mexican Grill
4. Tacos El Ranchito
5. Los Molinos Restaurant
6. Slater's 50/50
7. Uptown & Humboldt
8. Butcher Block Café
9. SILVIA's Kitchen
10. Mia Cocinita
11. Casa Don Juan Mexican Restaurant
12. Prodigy Coffeehouse
13. Zeppelin Station
14. Smok Barbeque
15. The Walnut Room
16. Mister Oso RiNo
17. Barcelona Wine Bar
18. Improper City
19. Hop Alley
20. Ho Ho Chinese Restaurant
21. Brasserie Brixton
22. The Denver Central Market
23. Our Mutual Friend Brewing
24. Shake Shack
25. Stowaway Kitchen
26. Milk and Honey Coffee
27. Koko Ni
28. Western Daughters Kitchen
29. Pizza Hut
30. Blue Moon Brewing Company

Landmarks ●

1. National Western Stock Show
2. Stockyards Event Center
3. The Mission Ballroom
4. The Grizzly Rose
5. Coors Field





YORK STREET YARDS **3851 STEELE STREET**

For more information, please contact:

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