

3012 Huron St.

— denver —  — colorado —



38,126 SF of Brick & Timber Office



Jones Lang Lasalle Brokerage, Inc.

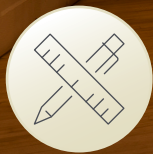
TURN-OF-THE-CENTURY

3012 Huron is a turn-of-the-century converted office building. The latest renovation occurred in 1999 and was designed by OZ Architecture. It included a complete building renovation with new HVAC, electrical, plumbing, elevator, roof, windows, stairwells, and lighting.



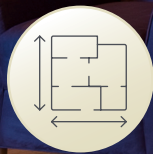
1917
Construction

Heavy wood
timber-frame with
brick bearing walls



1999
Renovation

2:1,000
Parking



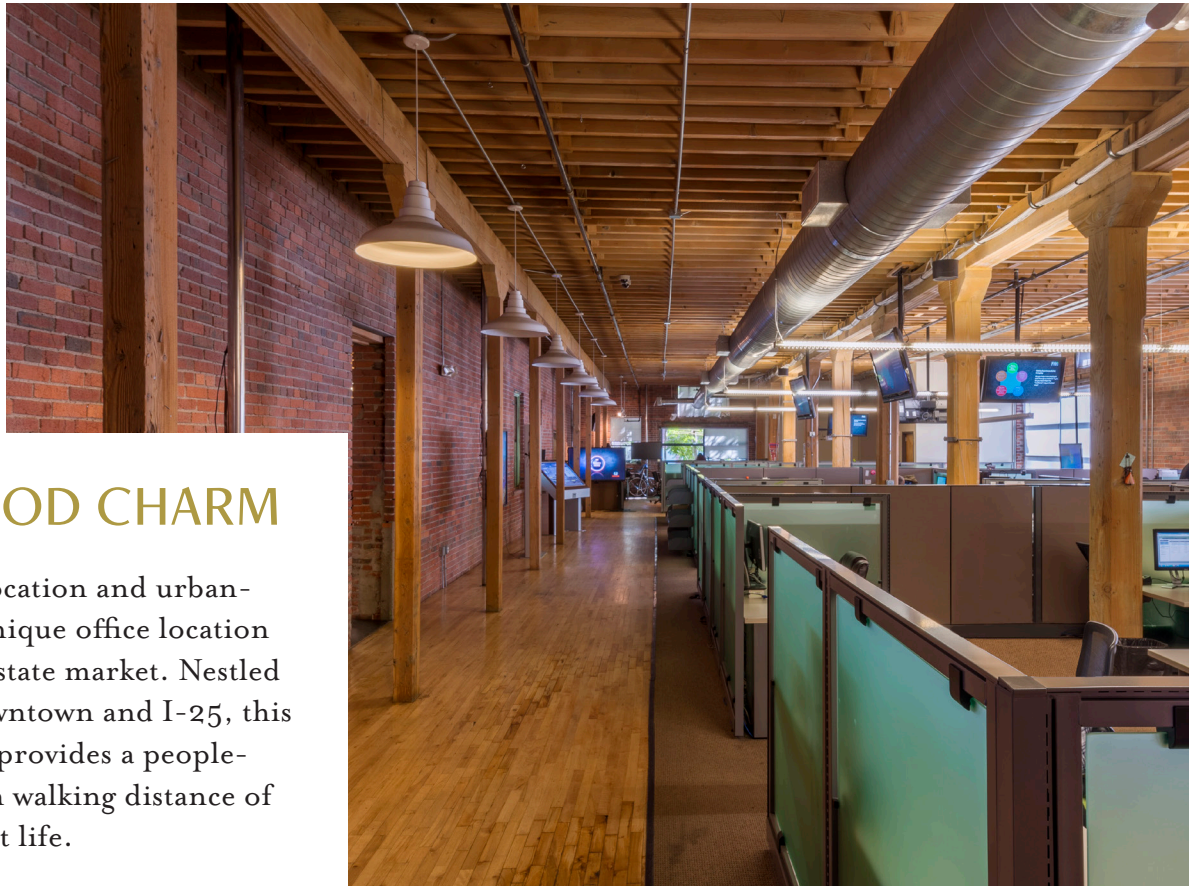
38,126
RSF



3 Stories +
Basement

Building signage
available





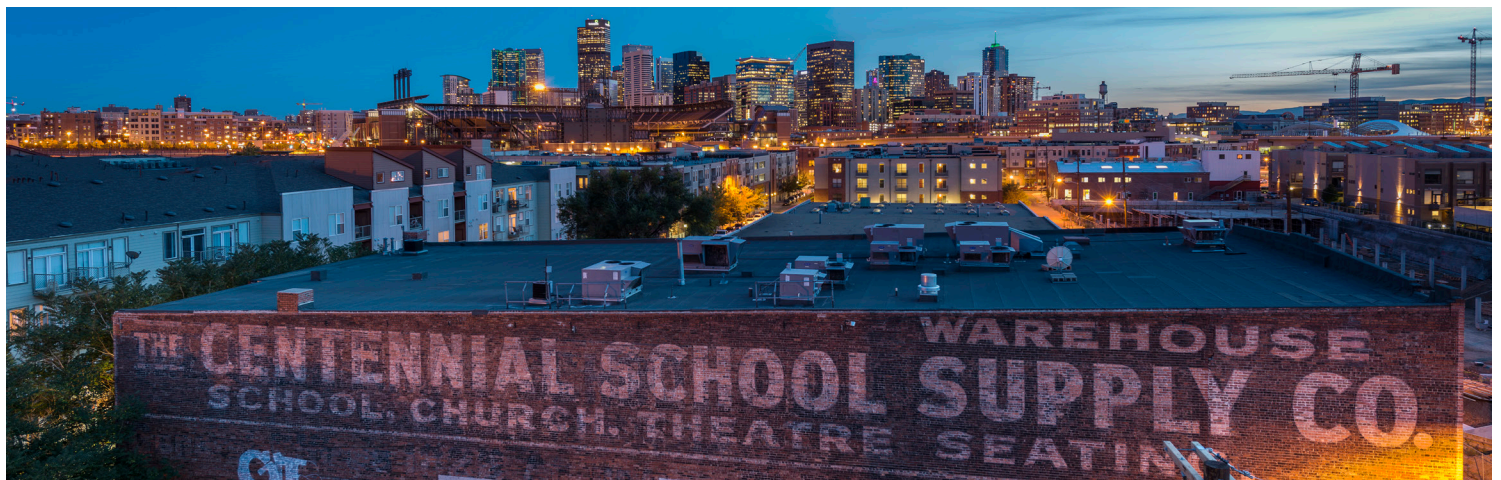
NEIGHBORHOOD CHARM

Prospect Park's central location and urban-industrial feel offers a unique office location in LoDo's thriving real estate market. Nestled in close proximity to downtown and I-25, this visionary neighborhood provides a people-friendly ambiance within walking distance of food, shopping and night life.



WALKABLE AMENITIES

Located in the Prospect Park neighborhood, part of the Central Platte Valley. Adjacent to Denver's Lower Downtown (LoDo) historic district and Coors Field.



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