



Urban Land
CONSERVANCY



FOR LEASE

Tramway: Early Education Space

[3532 Franklin St, Denver CO](#) Operates on clean, renewable energy

In the heart of the Cole neighborhood and located in ULC’s Tramway Nonprofit Hub alongside more than a dozen diverse nonprofits, this 13,700-square-foot space was home to an early childhood education / daycare for more than 15 years. Leasable space includes a lobby / check-in area, three classrooms with their own restrooms, and the private outdoor playground at the southwest corner of 36th and Gilpin.

This suite has an exterior entrance along Franklin, and also connects to the rest of the Tramway building interior. Tenants enjoy shared access to a large conference / training room with capacity for 150 people, as well as a medium-sized conference room, three small huddle rooms, a shower room, and a parenting room.

SPACE

- 3 Large classrooms
- Playground space
- Staff breakroom
- Ready-to-use intercom / security system

NEIGHBORHOOD

- Prime location in the heart of the diverse and historic Cole neighborhood
- Across from Wyatt Academy
- Transit-friendly

Rates negotiable

Jennifer Seo | Property Contact
(720) 699-0326 | jseo@urbanlandc.org

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