



**BE A PART OF IT**

[BallparkUnified.org](http://BallparkUnified.org)

# FOR SALE OR LEASE

## 2101 Larimer Street, Denver, CO

Located in Denver's Ballpark District, 2101 Larimer Street is just two blocks from Coors Field. Offering ground floor space for lease, this location provides incredible street visibility and foot traffic.

### FOR SALE OR LEASE:

- Suite 101: 1,400 SF
- Potential Uses: Restaurant, Retail or Office Space
- Lease Rate: \$25/SF NNN
- Sale Price: \$595,000



For Leasing Information,  
please call.

Chris Riedl  
**917.261.1730**

Tyler Brown  
**914.879.2185**

Matt Edgar  
**720.435.2191**

# BALLPARK

## 2101 Larimer Street For Sale or Lease

**In the Heart of the Desirable Ballpark District**

- **Quick Access: Walk to RiNo, Denver Central Market, The Ramble Hotel, LoDo, or CBD**
- **Enjoy the Ballpark Location and its many Bars/Restaurants**
- **Easy Car Access: I-25 via 20th Street**
- **2 Parking Garage Spaces**
- **Convenient Lightrail Access**



**CONTACT US FOR MORE INFORMATION:**

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COMMUNITY FIRST COMMERCIAL  
REAL ESTATE, LLC

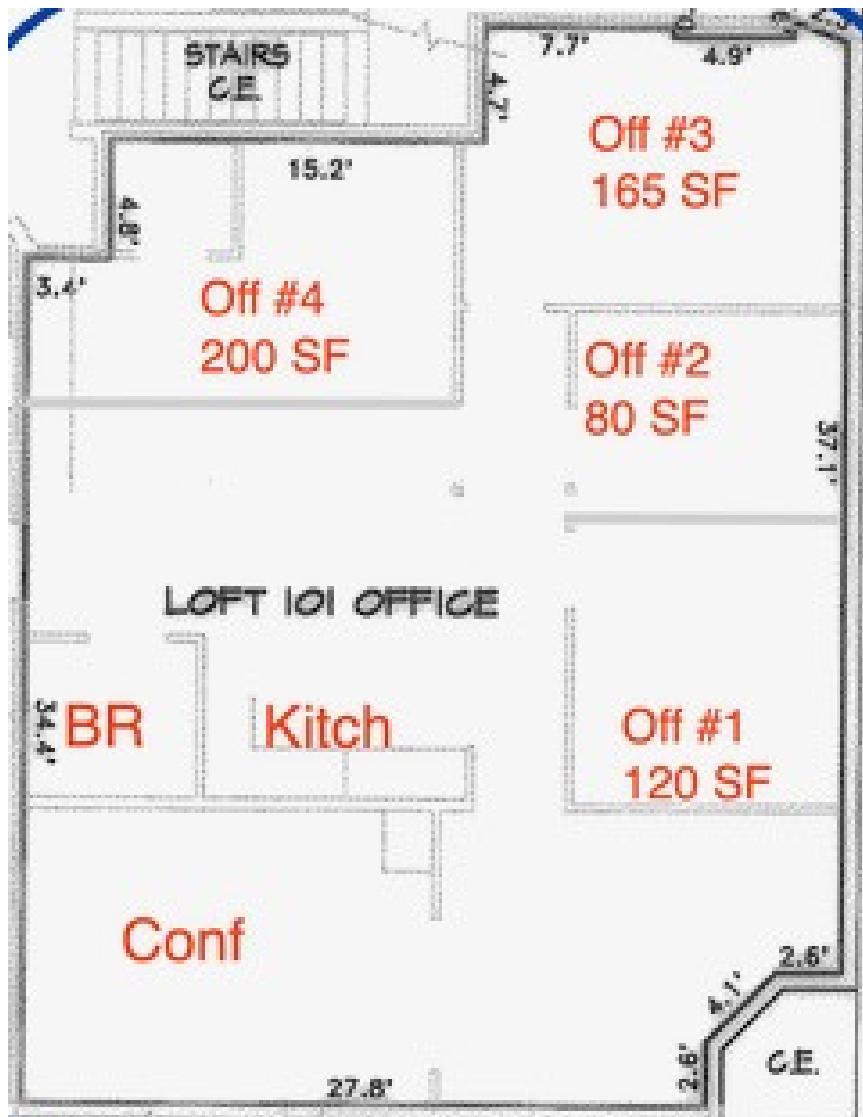
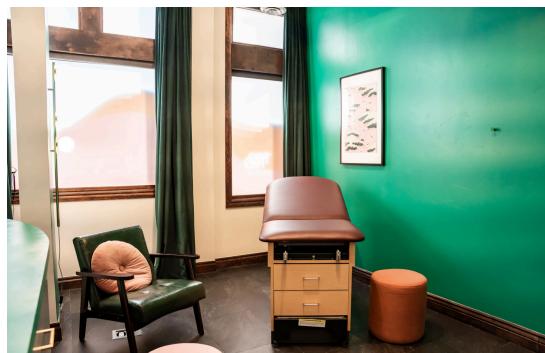
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# BALLPARK

2101 Larimer Street  
Denver, CO

## Suite 101

Rentable Square Feet:  
1,400 SF  
Lease Rate:  
\$25/SF NNN  
Sale Price:  
\$595,000



## SPACE DETAILS:

- Ground Floor
- 4 Private Offices
- Conference Room
- Kitchen
- Private Restroom
- Shared Rooftop



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