



BALLPARK

BE A PART OF IT

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



COMMUNITY **FIRST** COMMERCIAL
REAL ESTATE, LLC

For Leasing Information,
please call.

Chris Riedl
917.261.1730

Tyler Brown
914.879.2185

Matt Edgar
720.435.2191



2101 Larimer Street For Sale or Lease

In the Heart of the Desirable Ballpark District

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**Quick Access: Walk to RiNo, Denver Central Market,
The Ramble Hotel, LoDo, or CBD**

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Enjoy the Ballpark Location and its many Bars/Restaurants

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Easy Car Access: I-25 via 20th Street

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2 Parking Garage Spaces

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Convenient Lightrail Access



CONTACT US FOR MORE INFORMATION:

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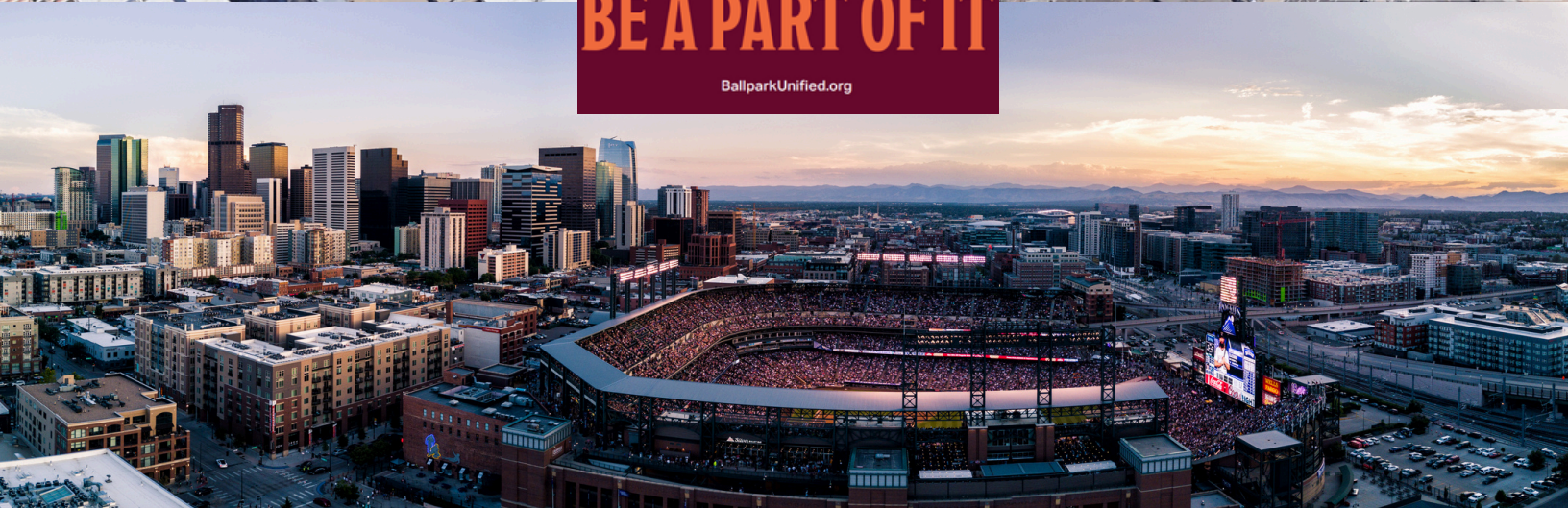
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Suite 101

Rentable Square Feet:

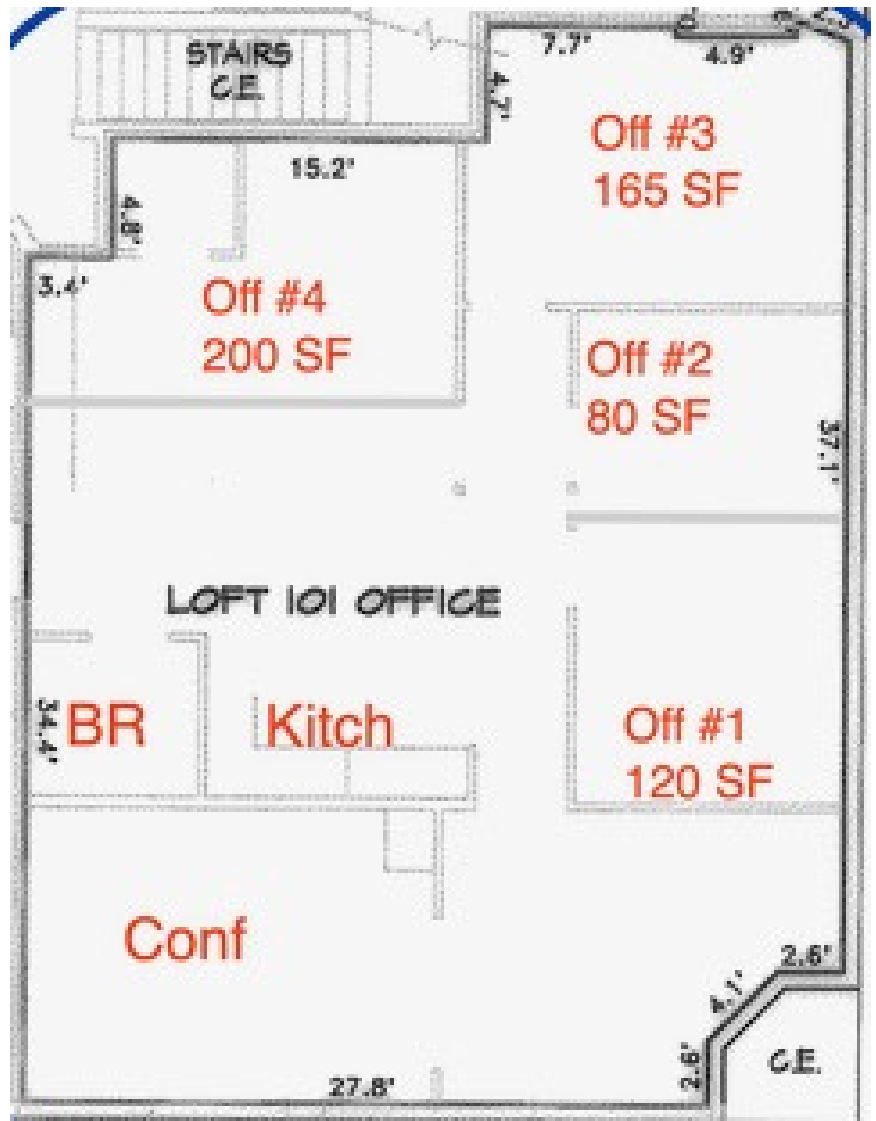
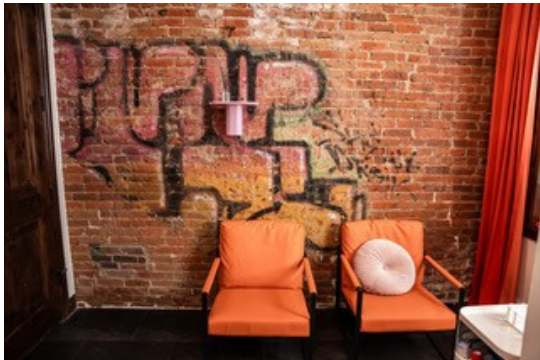
1,400 SF

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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