

3518

LARIMER ST
DENVER, CO 80205

SALE PRICE
CONTACT BROKER

NEGOTIABLE
LEASE RATE

8,358 RSF
BLDG SIZE

 **SUITE SIZES RANGING FROM 2,656 SF – 8,358 SF**

TI ALLOWANCE AVAILABLE!



**ADAPTIVE RE-USE
RETAIL/RESTAURANT/OFFICE
OPPORTUNITY IN HEART OF RiNO**

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PROPERTY SUMMARY

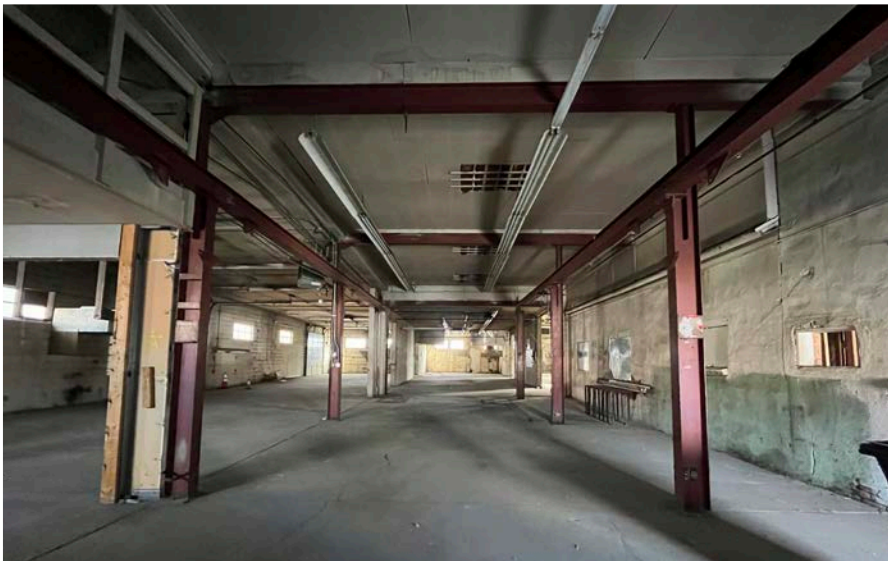
Address:	3518 Larimer St Denver, CO 80205
Sale Price:	Contact Broker
Lease Rate:	Negotiable
NNN:	TBD
Year Built:	1958
County:	Denver
Building Size:	±8,358 SF
Lot Size:	12,488 SF (0.29 AC)
Taxes (2023):	\$60,521.40
Property Type:	Retail - Restaurant-Office
Loading:	Two (2) 10'x10' Drive-in One (1) 10'x12' Drive-in
Zoning:	I-MX-3



PROPERTY HIGHLIGHTS

- Suite Sizes Ranging from 2,656 SF to 8,358 SF
- One of a Kind Adaptive Re-Use Opportunity for Retail, Restaurant, Office or Creative Commercial
- Rare Yard/Patio Space on the NE Side of the Property
- Tenant Improvement Packages Available for Credit Tenants
- Close Proximity to All Major Developments in the RiNo Neighborhood:
 - 2,397 Apartment Units Under Construction
 - 426,000 SF of Office Space Under Construction

INTERIOR PHOTOS



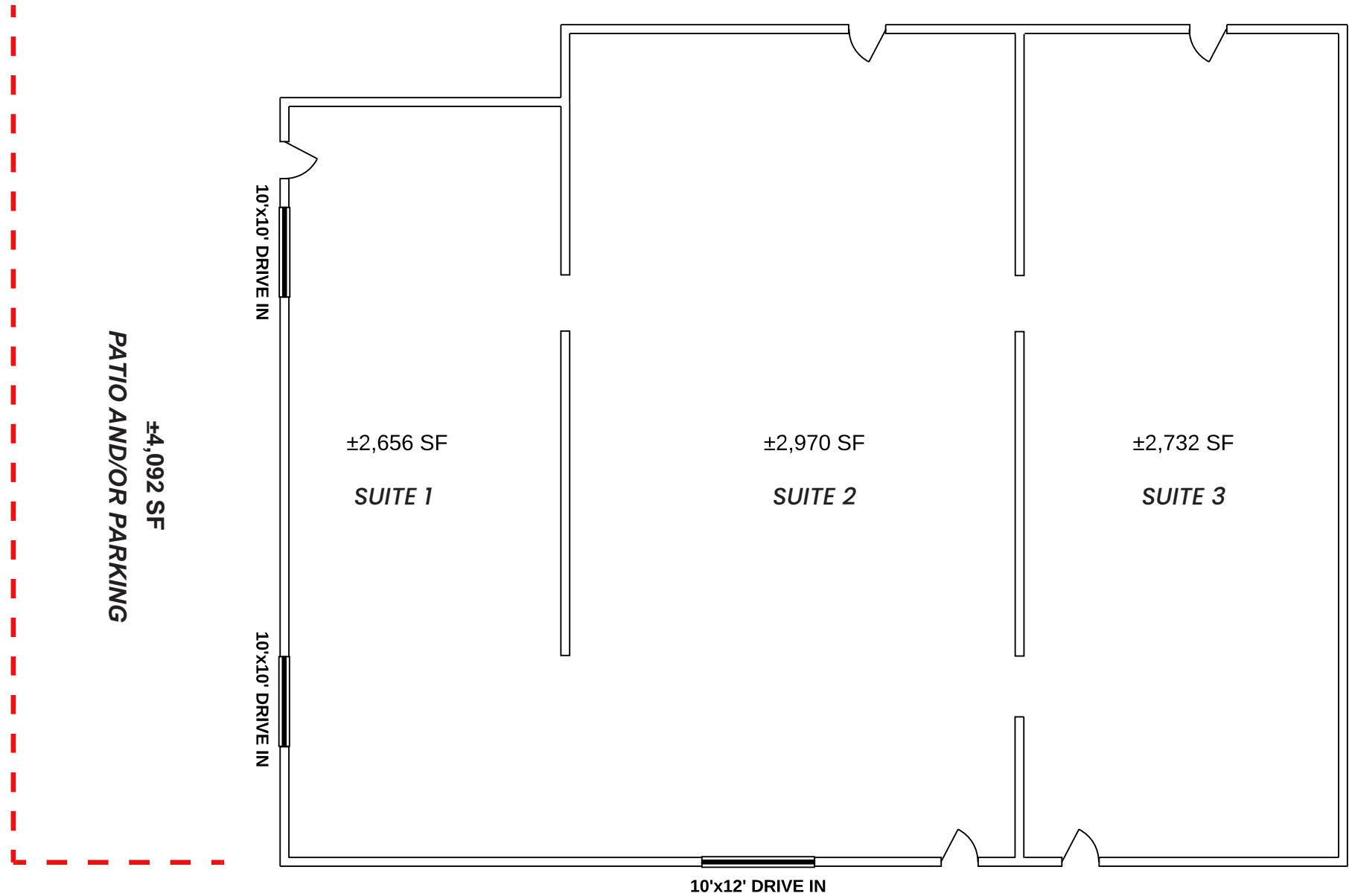
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EXTERIOR PHOTOS



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FLOORPLAN OPTIONS



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SUBJECT PROPERTY
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