

2737 Larimer St.

Denver, CO 80205



FOR LEASE

4,000 SF OFFICE | RINO

- 4,000 SF of office space in RiNo available immediately
- Space includes 2 restrooms and a kitchenette
- Exposed brick and timber construction
- The property sits in a fantastic location, situated in the heart of RiNo; it is surrounded by a multitude of restaurants, retail, and apartments in one of Denver's most vibrant neighborhoods.
- Easy, quick access to major commuter routes like Broadway, Colfax, I-70, and I-25
- 7,490 SF Creative Showroom/Office space also available on 1st floor. Contact broker for additional information



Property Facts

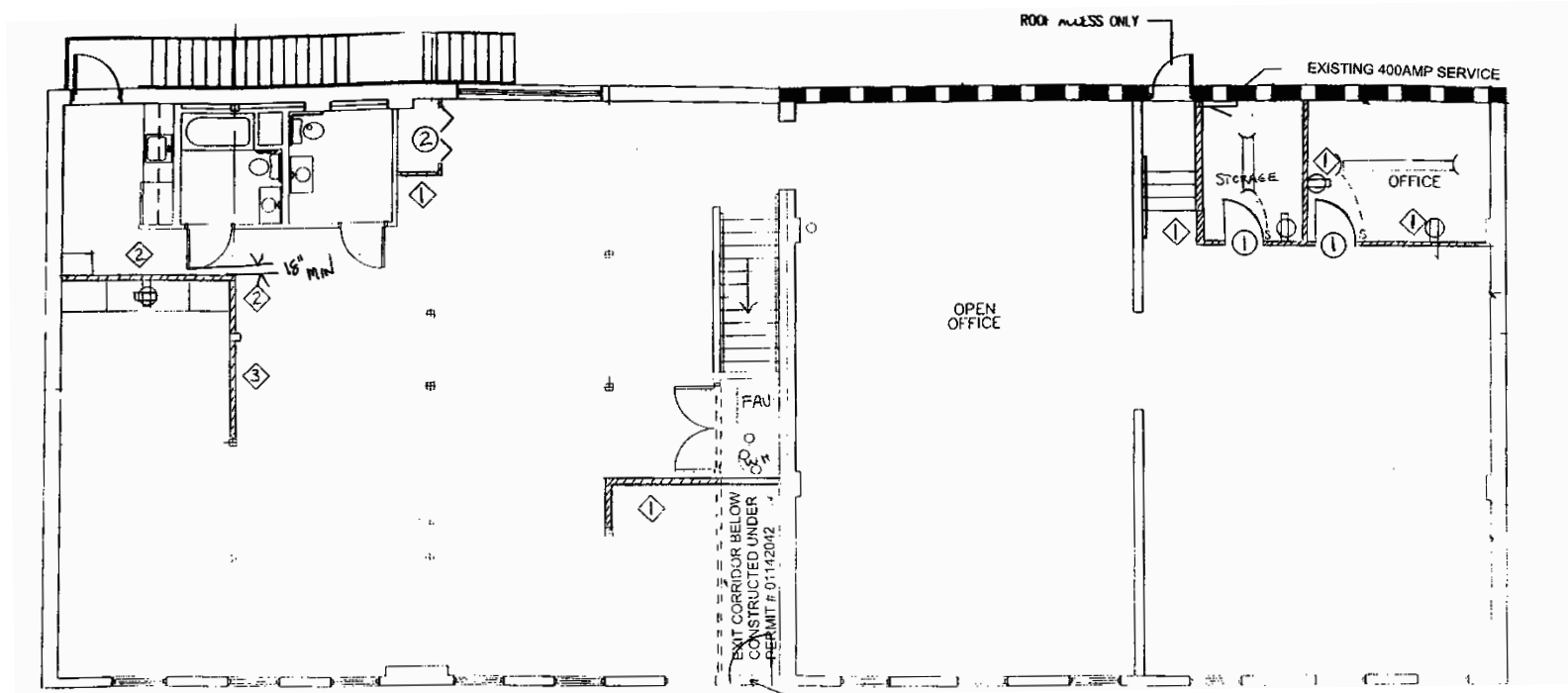
Available SF	4,000 SF
Floor	2nd
Parking	\$150 per spot/month

NAI Shames Makovsky

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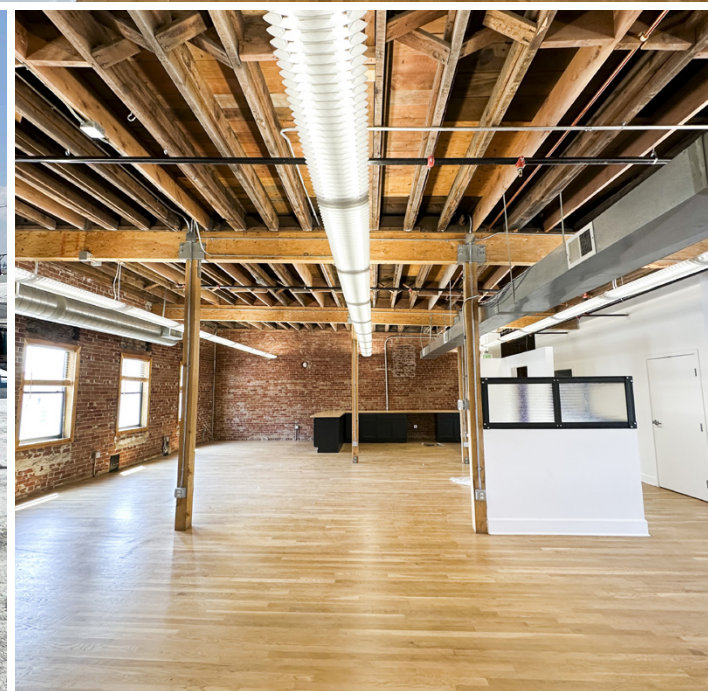
Lease Rate : \$25.00/SF FSG + Utilities

Floor Plan



Aerial







92 WALKER'S PARADISE

Demographics

	1 MI	3 MI	5 MI
HOUSEHOLDS	20,014	114,573	217,955
5 YEAR HH PROJECTION	27,786	126,896	238,657
AVG. HH INCOME	\$104,743	\$106,295	\$106,890
MEDIAN AGE	36.1	36.3	36.6
AREA DAYTIME EMPLOYEES	33,728	232,796	367,190