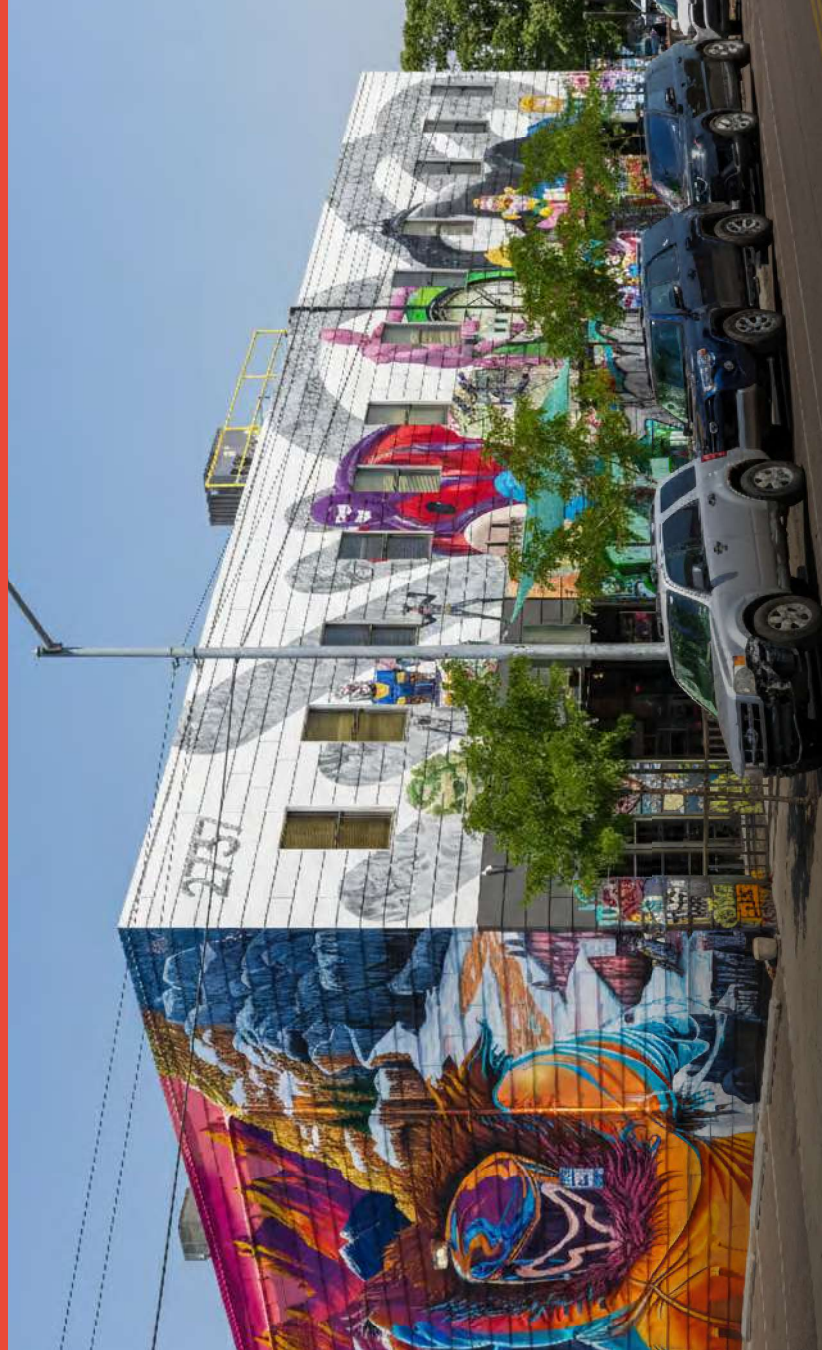




Z A L L
COMMERCIAL
REAL ESTATE

2737 Larimer Street
Denver, CO 80205

Creative Office Space Available in the Heart of RiNo



SUITE B **\$25.00/SF FSG**

- 4,000 SF of office space in the heart of the River North Art District
- Includes 2 restrooms and a kitchenette
- Exposed brick and timber construction
- Fantastic location in Denver's vibrant RiNo neighborhood surrounded by restaurants, retail and apartments
- Quick access to major commuter routes including Broadway, Colfax, I-70 & I-25
- 7,490 SF Creative Showroom/Office space also available on 1st floor. Contact broker for additional information.

For leasing information, contact

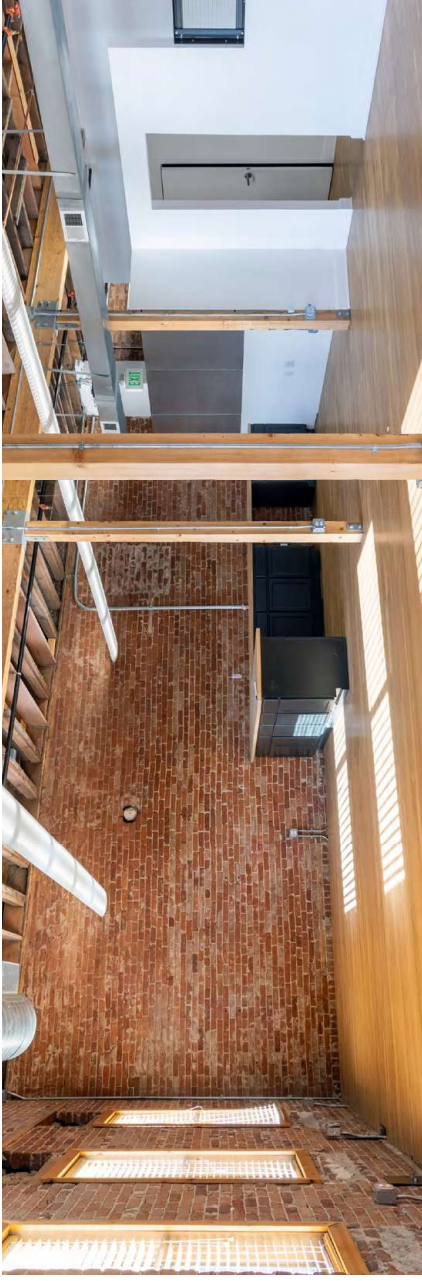
Ellen Cummings
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

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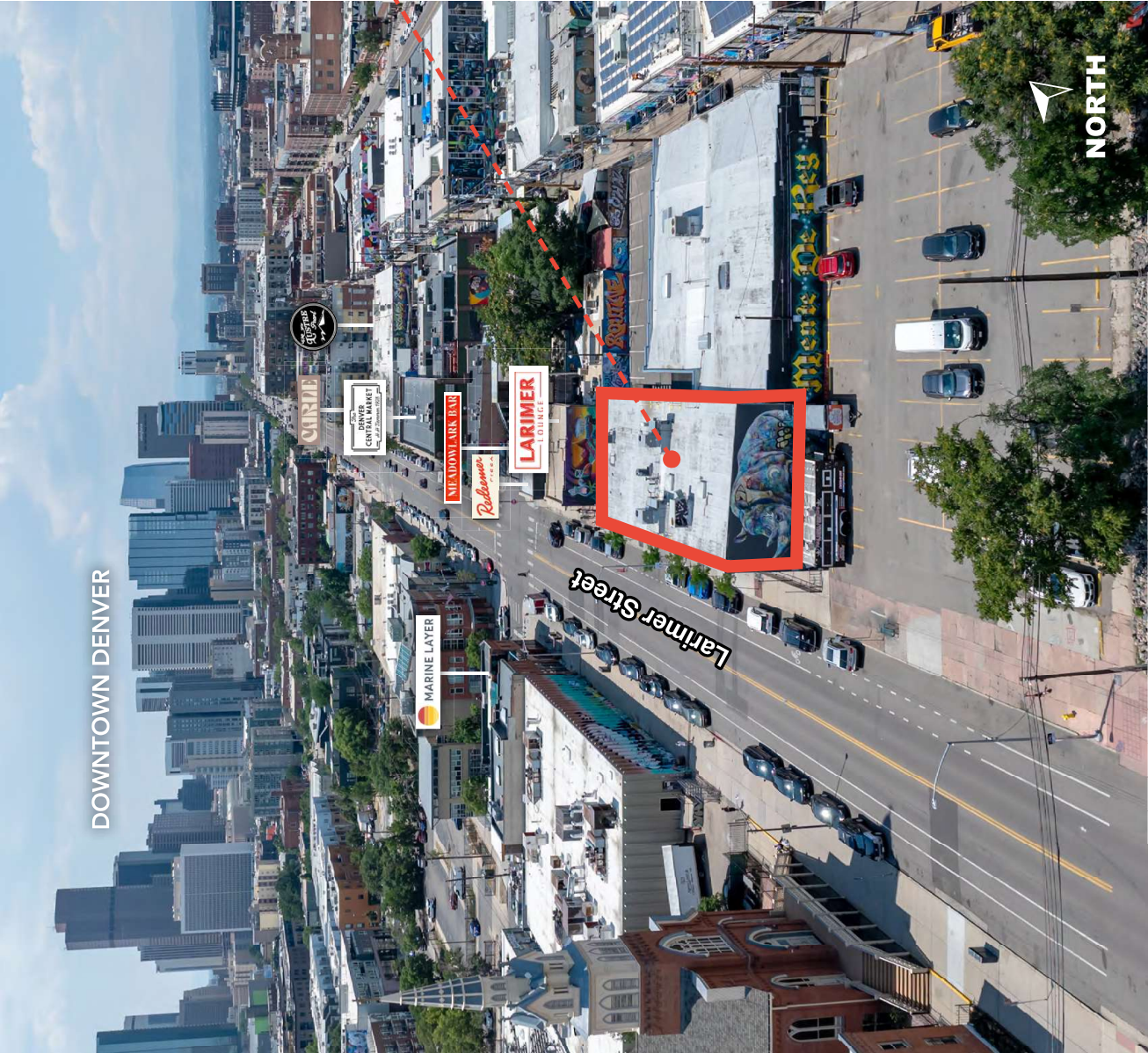
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DOWNTOWN DENVER

2737 Larimer Street
Denver, CO 80205

SUITE B: 4,000 SF FOR LEASE

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2024 Households	29,288	116,511	213,638	158,536
Average HH Income	\$118,703	\$114,081	\$113,479	\$137,638
Total Consumer Spending	\$916.4M	\$3.8B	\$7.2B	\$5.4B
Total Entertain. & Hobbies Spending	\$136.5M	\$559.5M	\$1.1B	\$805.2M
Total Food Away From Home	\$121.1M	\$472.1M	\$863.9M	\$670.8M

Source: CoStar

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