

2737 Larimer St.

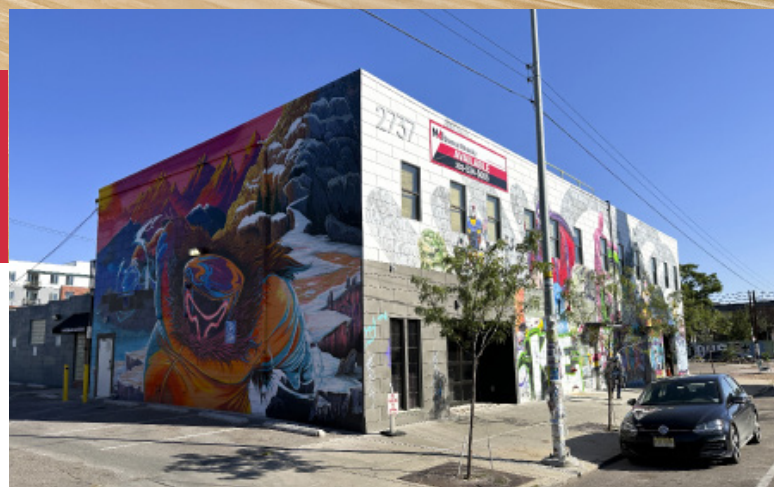
Denver, CO 80205



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



Property Facts

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

NAI Shames Makovsky

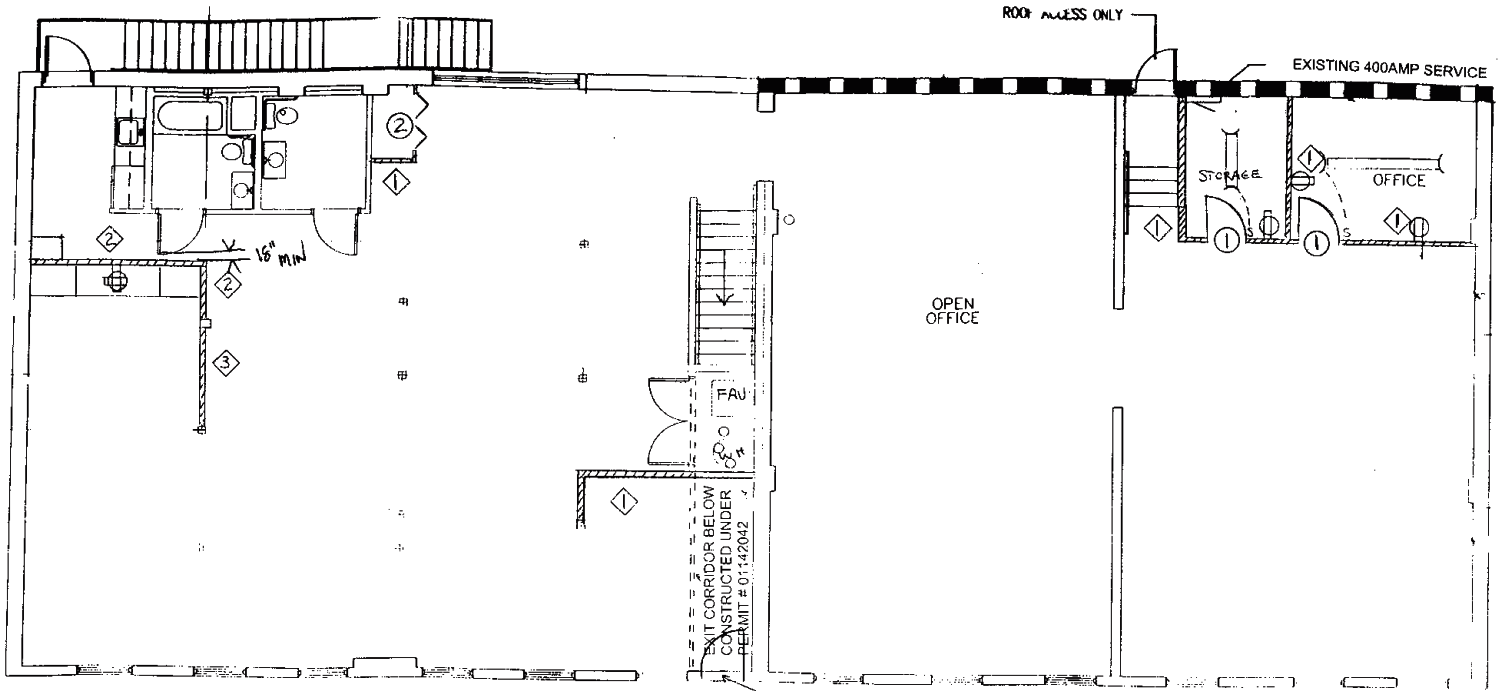
Solomon Stark

303 565 3032

sstark@shamesmakovsky.com

Lease Rate : \$40.00/SF FSG

Floor Plan



Aerial







MORE THAN 110
RESIDENTIAL PROJECTS
RECENTLY CONFIRMED
WITHIN 1/2 OF A MILE

**2737
LARIMER ST.**



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