



2040 Larimer St.

Denver, CO 80205

Property Overview

- 4,446 SF second-floor creative office suite available immediately in Denver's Ballpark District
- Flexible open layout with two private offices or conference rooms, a kitchenette and in-suite restrooms
- Distinctive historic character featuring exposed brick, hardwood floors, high ceilings, tall windows and a central skylight
- Abundant natural light throughout the suite
- Steps from Coors Field and surrounded by restaurants, bars, entertainment and neighborhood amenities
- Convenient access to RiNo, LoDo, Union Station and the Central Business District, with easy connectivity to Park Avenue, Broadway, Speer Boulevard, Colfax Avenue and I-25
- Highly walkable location with a Walk Score of 98 and strong transit and bike access



Property Facts

Available SF	4,446 SF
Building SF	17,766 SF
Zoning	D-LD
Parking	Contact Broker
Availability	Immediately

Lease Rate : \$19.00/SF FSG

Solomon Stark

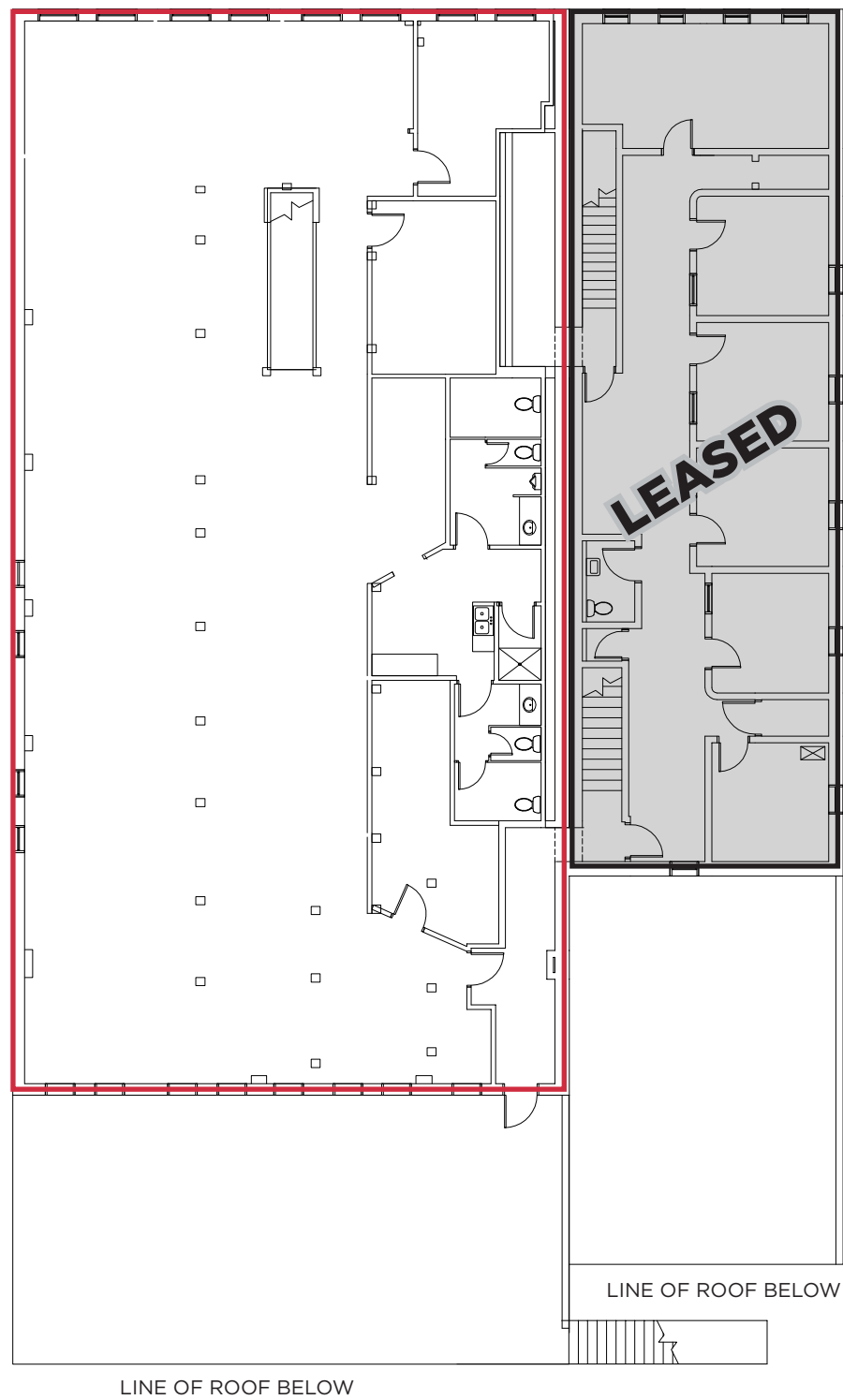
303 565 3032

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Floor Plans

Suite 2040 4,446 SF

Suite 2048



Availability

2040	4,446 SF
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Centrally Located

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Area Amenities



98

WALKER'S PARADISE

83

EXCELLENT TRANSIT