

# 2500 Larimer St.

Denver, CO 80205



## OFFICE FOR LEASE 2 UNITS | RiNo

- **Suite 104 - 1,800 SF** office featuring 5 semi-private offices, a reception area, conference room, kitchenette, storage/IT, and a restroom
- **Suite 200 - 1,280 SF** open format office with a private 640 SF patio space overlooking Larimer. The space features 5 semi-private offices, with 6' tall demising walls, and a large conference/collaborative space. There are shared restrooms and a kitchenette with other tenants
- Premier location in the heart of RiNo, surrounded by top restaurants, retail, breweries, and dense residential development. High-visibility corridor with strong daytime and evening foot traffic
- Positioned directly above Cart-Driver, Work & Class, and Portside, offering unmatched neighborhood energy and walkability
- Easy, quick access to major commuter routes including Broadway, Colfax, I-70, I-25, and multiple public transportation options

**Lease Rate : \$20.00/SF NNN**



SUITE 104



SUITE 200

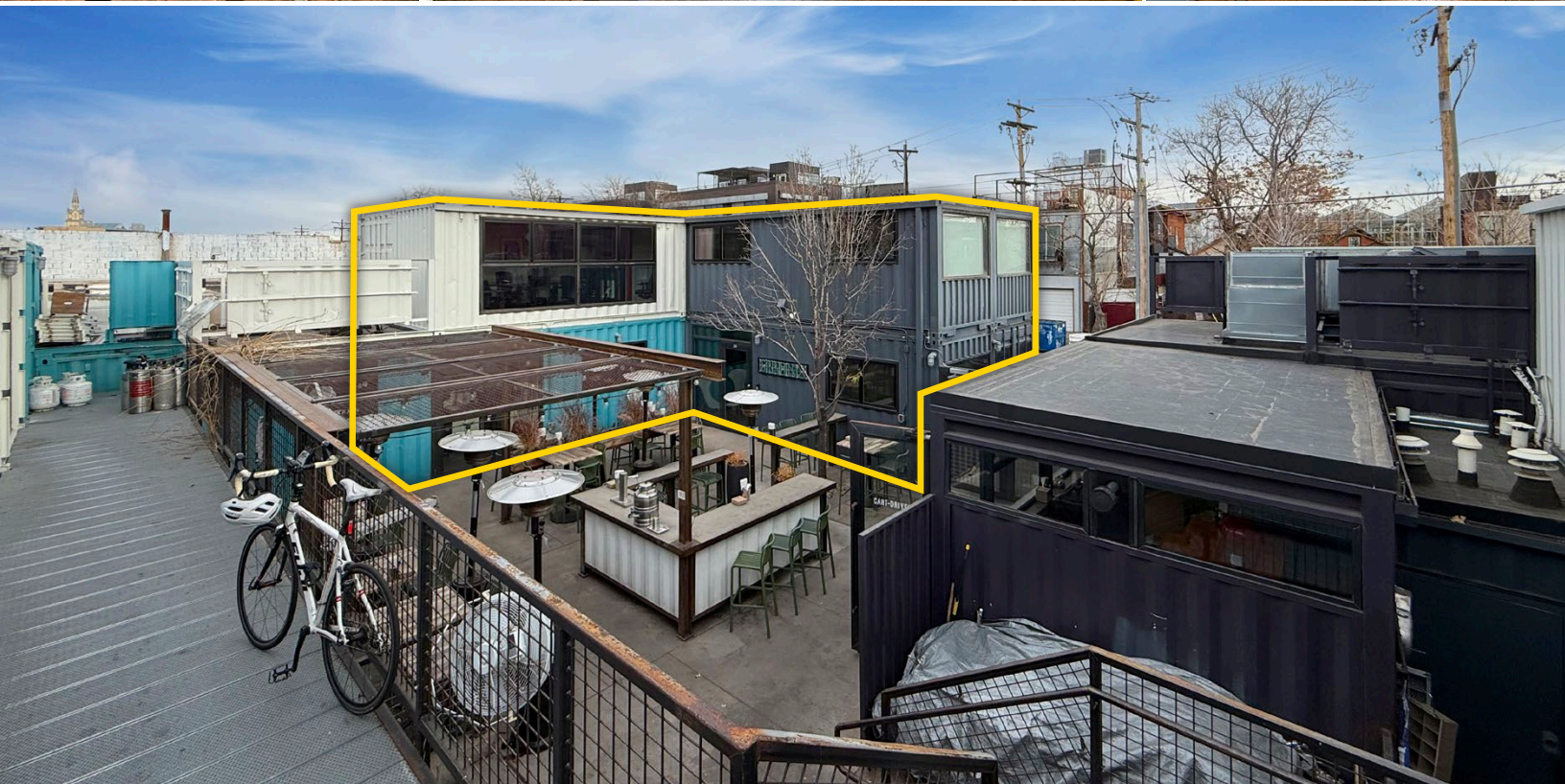
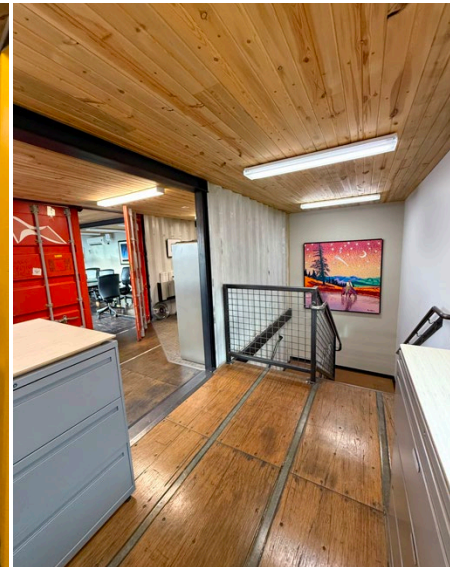
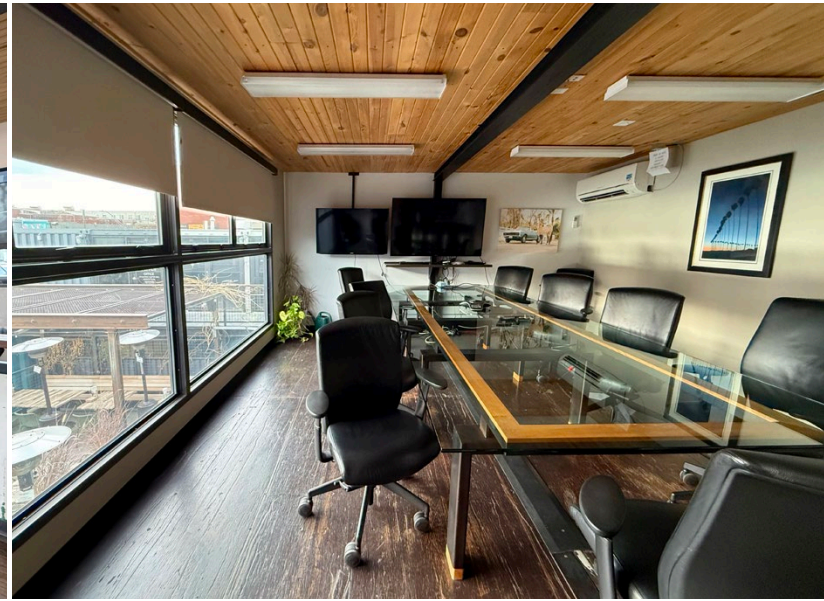
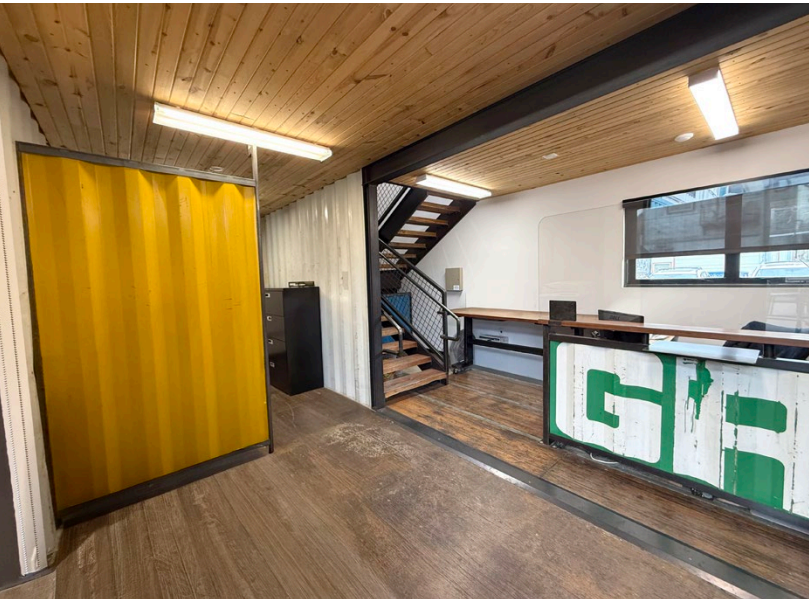


## Property Facts

<b>Availability</b>	<b>Suite 104 - 1,800 SF Suite 200 - 1,280 SF</b>
<b>Parking</b>	<b>Contact Broker</b>
<b>Zoning</b>	<b>I-MX-3</b>
<b>Estimated NNN</b>	<b>\$25.00/SF</b>

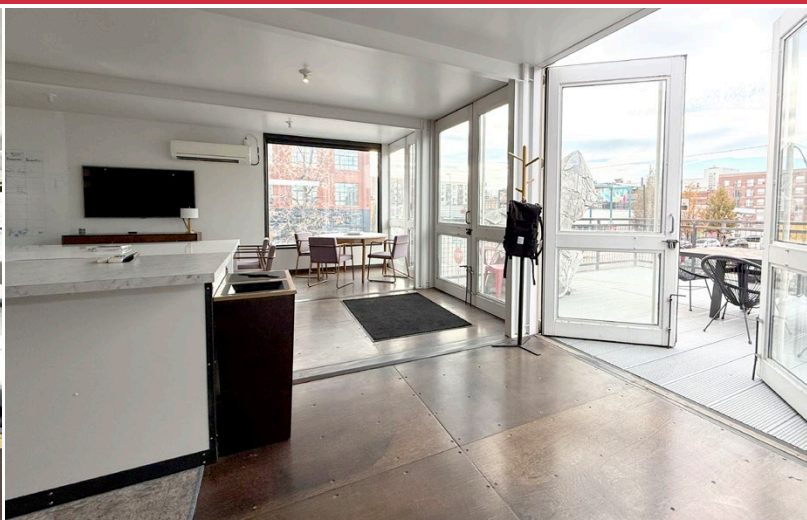
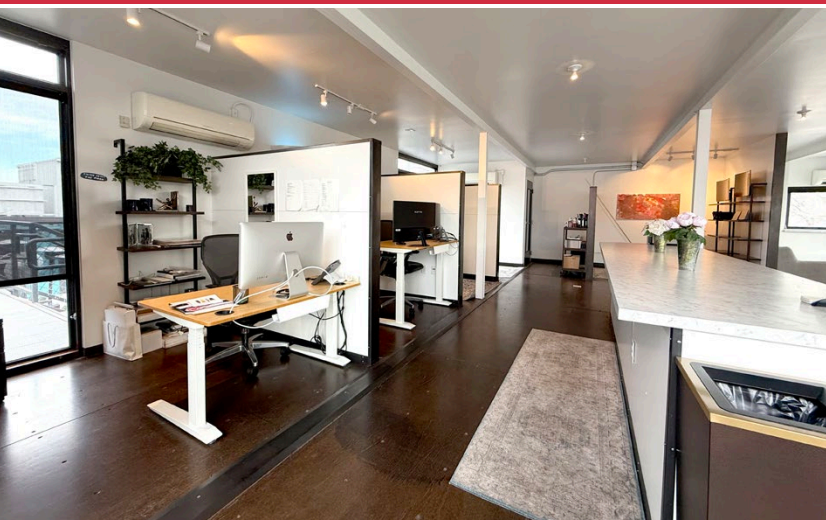


**Suite 104** 1,800 SF 5 semi-private offices, a reception area, conference room, kitchenette, storage/IT, and a restroom

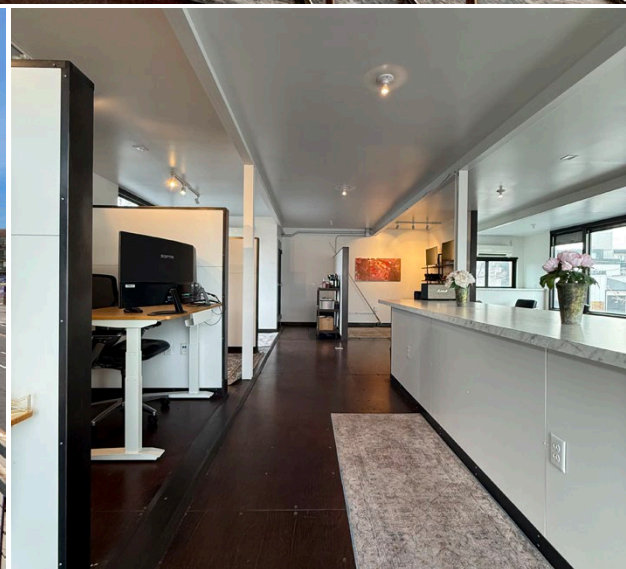




**Suite 200** 1,280 SF open format office with a private 640 SF patio space overlooking Larimer. The space features 5 semi-private offices, with 6' tall demising walls, and a large conference/collaborative space. There are shared restrooms and a kitchenette with other tenants



**Stunning Patio Overlooking Larimer**







## Demographics

	1 MI	3 MI	5 MI
HOUSEHOLDS	27,538	117,440	214,366
5 YEAR HH PROJECTION	28,331	119,829	217,627
AVG. HH INCOME	\$117,264	\$114,055	\$113,485
MEDIAN AGE	34.4	35.4	36.4
AREA DAYTIME EMPLOYEES	33,294	148,249	278,382

**NAI** Shames Makovsky

**Solomon Stark**

303 565 3032

sstark@shamesmakovsky.com