

FOR SALE OR LEASE

3033 Larimer Street

Denver, CO

*Office or Retail Opportunity
in the Heart of RiNo*

Available Immediately



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VIEW
ADDITIONAL
PHOTOS
HERE



PROPERTY OVERVIEW

- Stunning 9,600 SF building in the heart of RiNo
- Available September 2024
- Second generation office space available for lease or for sale
- Rare retail conversion opportunity: ideal for a food & beverage operator with a patio requirement, or an outdoor retailer

PROPERTY FACTS

- Building SF: 9,629 SF
Ground Floor: 6,774 SF
Mezzanine: 2,855 SF
- Site: 12,645 SF
Parking: 13 spaces
- Year Built: 1973
Year Renovated: 2012
- Zoning: I-MX-5
- Estimate of NNNs: \$13.79/SF

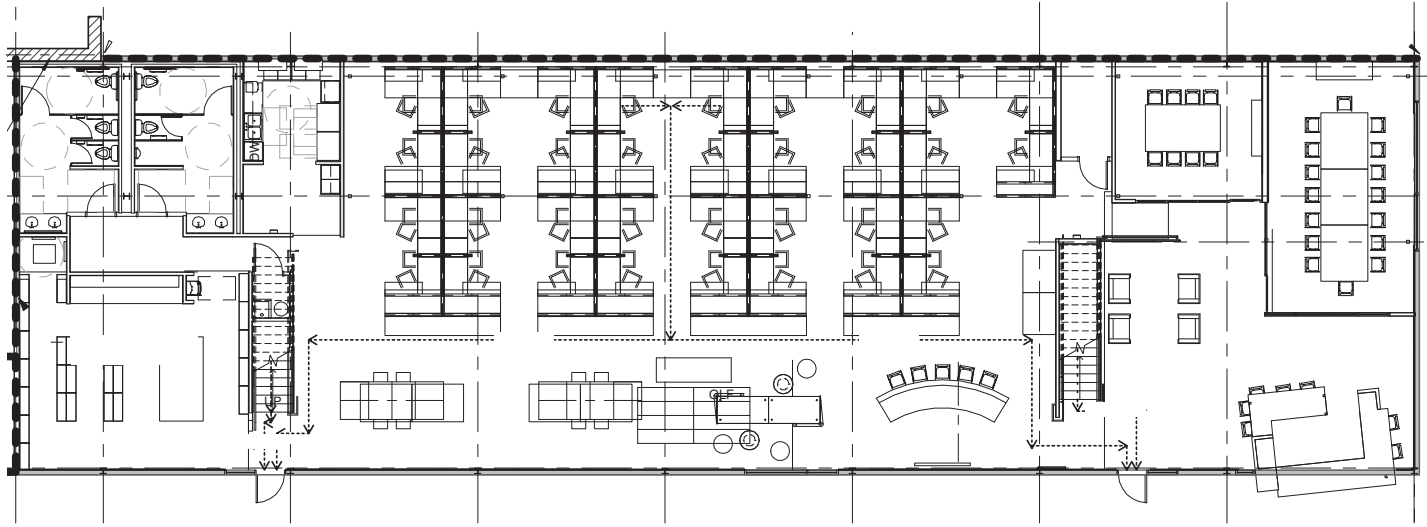
Breakdown available upon request

Lease Rate:
\$29.00/SF NNN

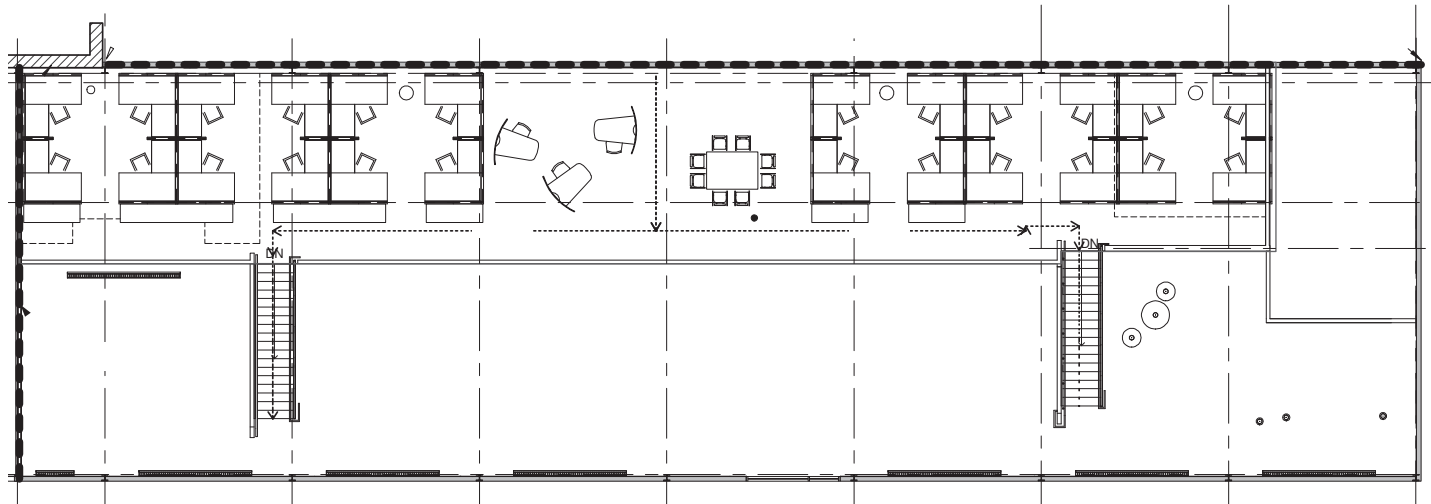
Sale Price:
Contact Brokers

FLOOR PLAN

Ground Floor



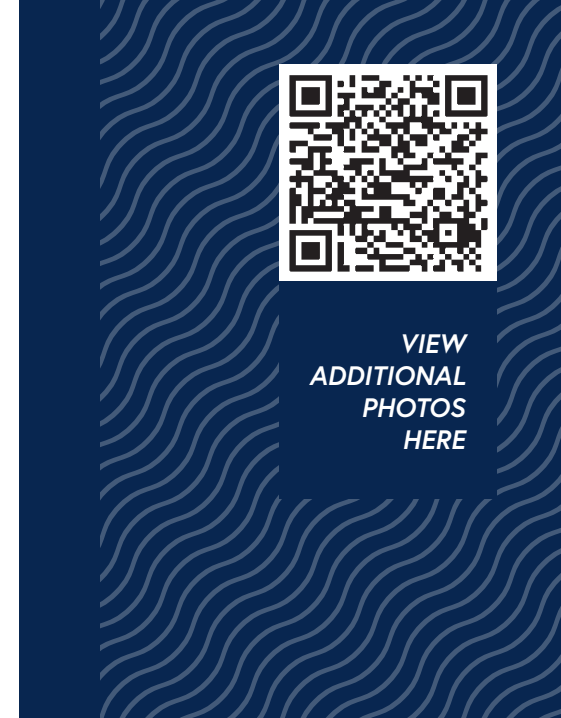
Mezzanine



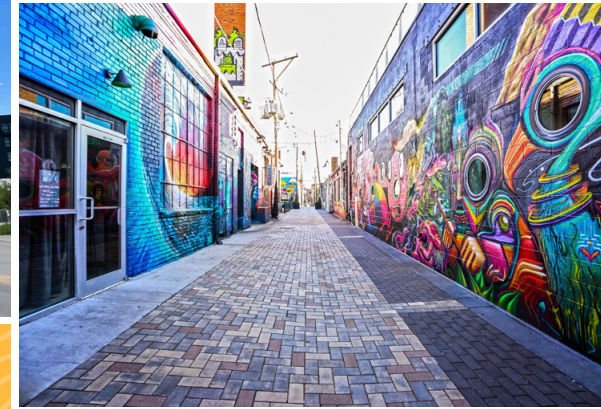




Site outlined in yellow. Please inquire for more information and to discuss parking.



River North Art District



3033 Larimer is located in the heart of Denver's most exciting and engaging mixed-use neighborhood



- **Best-in-class food and beverage**

Regional and national destinations like Death & Co, Barcelona, Uchi
Award-winning local concepts like Work & Class, the Greenwich



- **Denver's destination for high-quality walkable retail**

Local flagship locations from Patagonia and Burton



- **Neighborhood positioned for long-term vibrancy**

Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms



River North Art District

Walker's Paradise (92/100)



S. PLATTE RIVER

BRIGHTON BLVD.

LOT TWENTY EIGHT

patagonia

ARC'TERYX

STOWAWAY kitchen

SNARF'S Sandwiches

WALNUT ST.

LOS Chingones

Billy's GOURMET HOT DOGS

FIRST DRAFT

Gerard's POOL HALL

PARK BURGER

The DENVER CENTRAL MARKET #1st Summer 1928

BURTON

SHAKE SHACK

FEDERALES BEVILA & 1850

Finn's MANOR

3033 LARIMER

movement CLIMBING • YOGA • FITNESS

MISTER OSO

HOP ALLEY

INFINITE M. MONKEY THEOREM

NOVO COFFEE

RATIO BEERWORKS

30TH ST.

barcelona

crema COFFEE HOUSE

29TH ST.

OMF Brewing Company

28TH ST.

LARIMER LOUNGE

the matchbox

marine layer

27TH ST.

Il Posto

PORT SIDE

CART DRIVER

26TH ST.

W&C

uchi

SUPER MEGA BEER

25TH ST.

Death & Co

THE RAMBLE HOTEL

LAWRENCE ST.

24TH ST.

LARIMER ST.

N. BROADWAY

ARAPAHOE ST.

MESTIZO-CURTIS PARK

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