

RiNo District Office Space For Lease

Available For Lease

3,570 Total Square Feet
Totally Renovated
520 Square Foot Basement
Lease Rate \$32.00 Per Sqft
Lease Type NNN
Six Private Offices
Two Open Work Areas
Conference Room
Large Open Kitchen/Break Room
Off Street Parking Behind Building!
February 1st Completion!



2708 Larimer St. Denver, CO 80205



Brian Basham

Broker/Owner

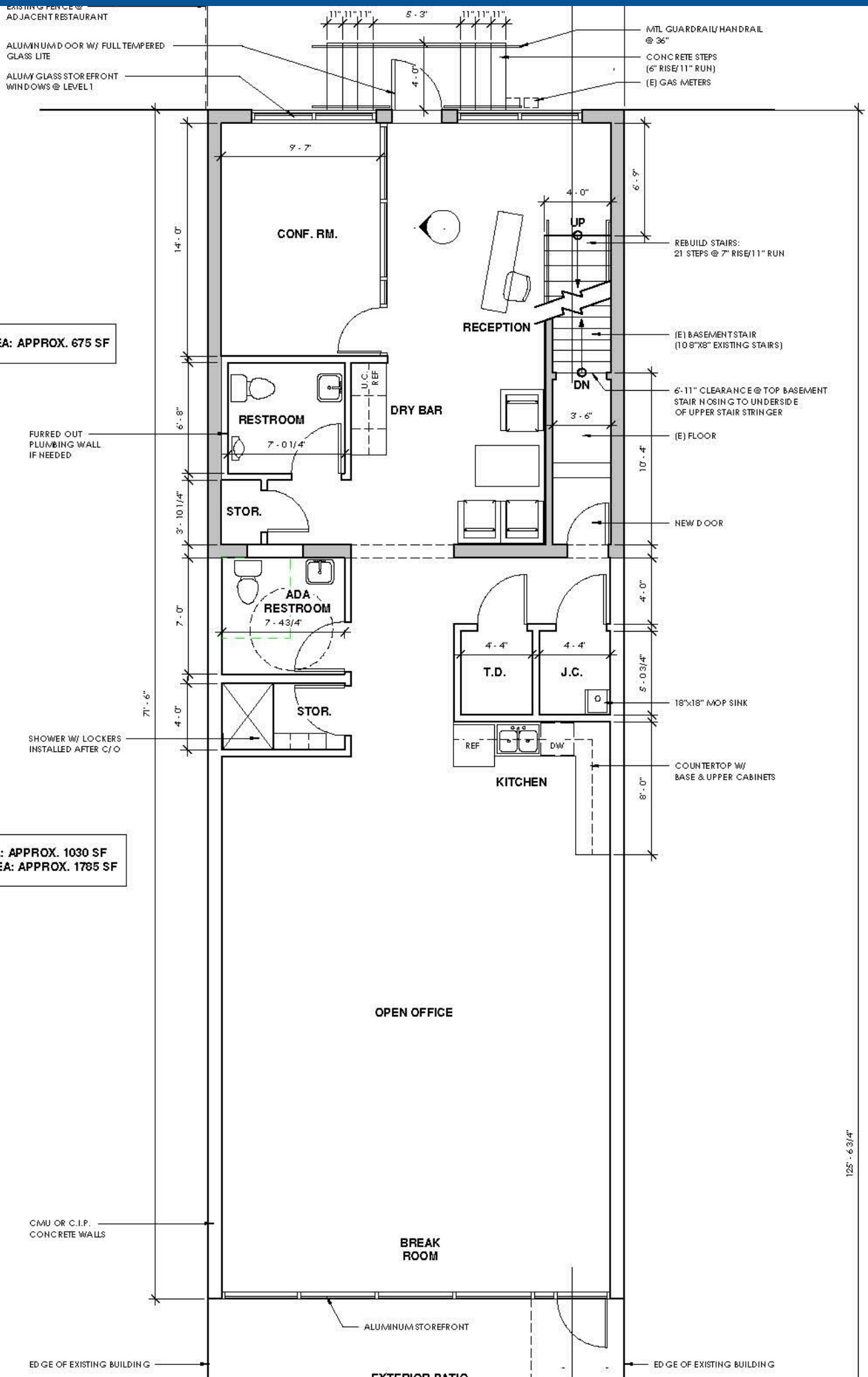
Basham Investments, LLC

303-907-7447

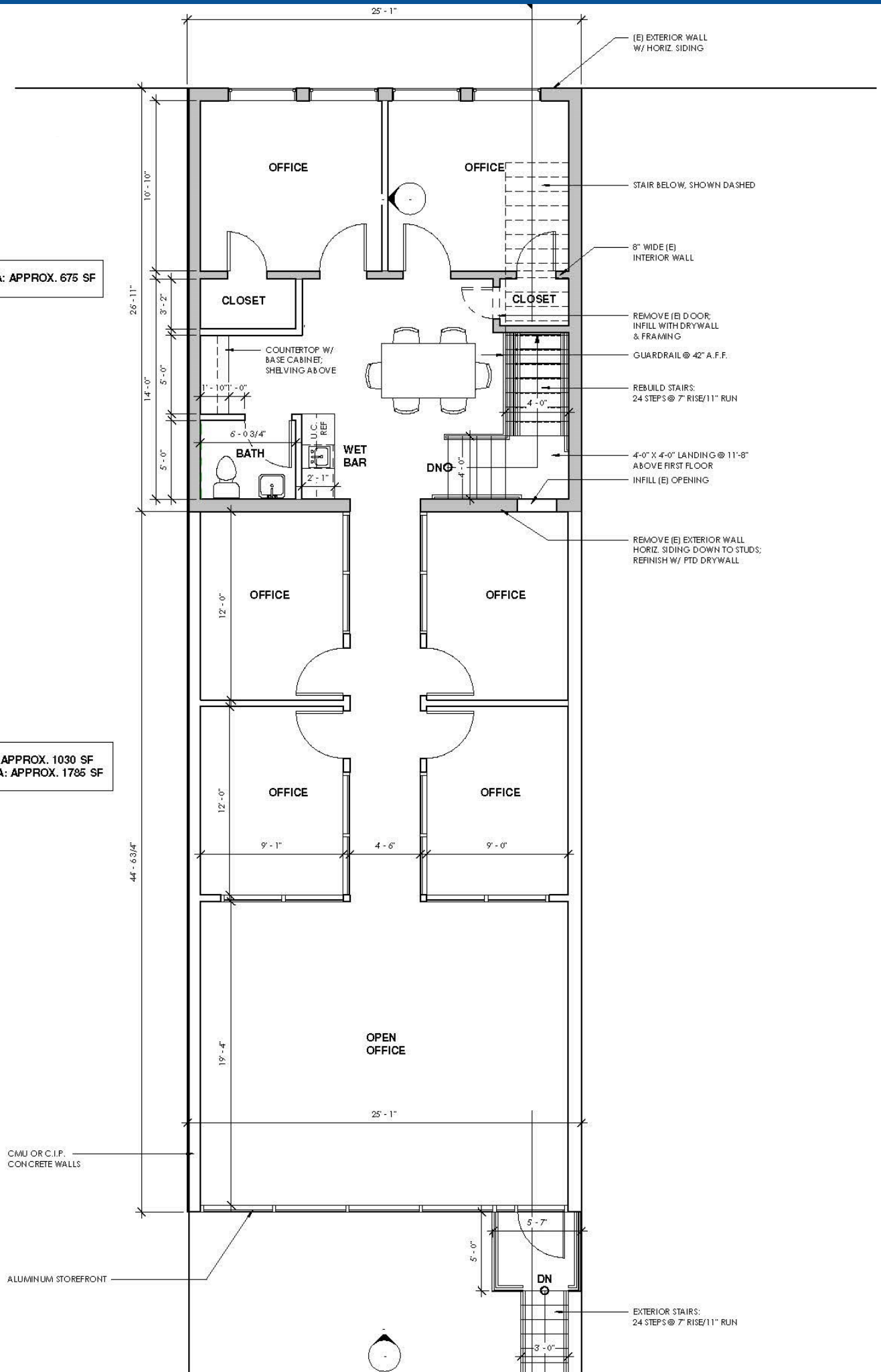
1499 Blake St. Suite 1D

Denver, CO 80202

First Floor Space Plan



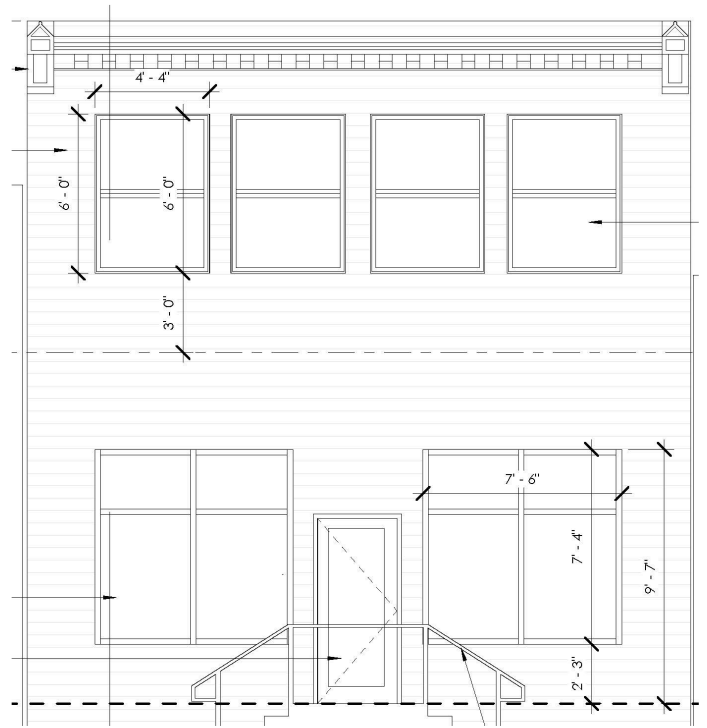
Second Floor Plan



Property Information

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|--------------------------|-----------------------------|
| Building Size | 3,570 |
| City & County | Denver |
| Year Renovated | 2026 |
| Year Built | 1890 |
| Use | Office |
| Parking | Off Street & Secure |
| Lease Term | Three Year Minimum |
| NNN Expense | Estimated Call Broker |
| HVAC | Central With Cooling |
| Management | Local Basham Investments |
| | |
| | |

KEEP PIPING IN EXISTING LOCATIONS



Brian Basham * Basham Investments, LLC

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