

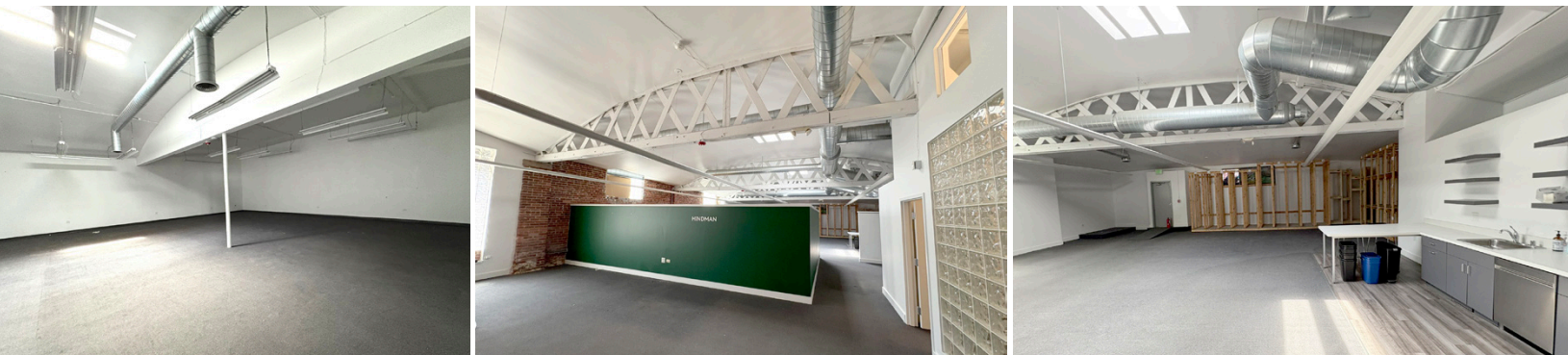
# 2737 Larimer St.

Denver, CO 80205

FOR LEASE



## 7,490 SF Creative Showroom/Office - RiNo



### Property Overview

- 7,490 SF freestanding rear building with private access and visibility from alley/parking area.
- Prime RiNo location – Situated just off Larimer Street in Denver’s RiNo Art District, the property offers easy access to downtown, I-25, I-70, and RTD transit. Surrounded by walkable amenities including top restaurants, breweries, and galleries.
- Flexible, open layout ideal for retail showroom, creative office, gallery, or other retail uses
- Excellent natural light with large windows and high ceilings
- Dedicated entry and signage opportunities
- 4,000 SF office space also available on 2nd floor. Contact broker for additional information

### Property Facts

Available SF	7,490 SF
Lease Rate	\$30/SF FSG + Utilities
Parking	\$150/month Per Spot

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AERIAL



FAHERTY



Redeemer  
PIZZA

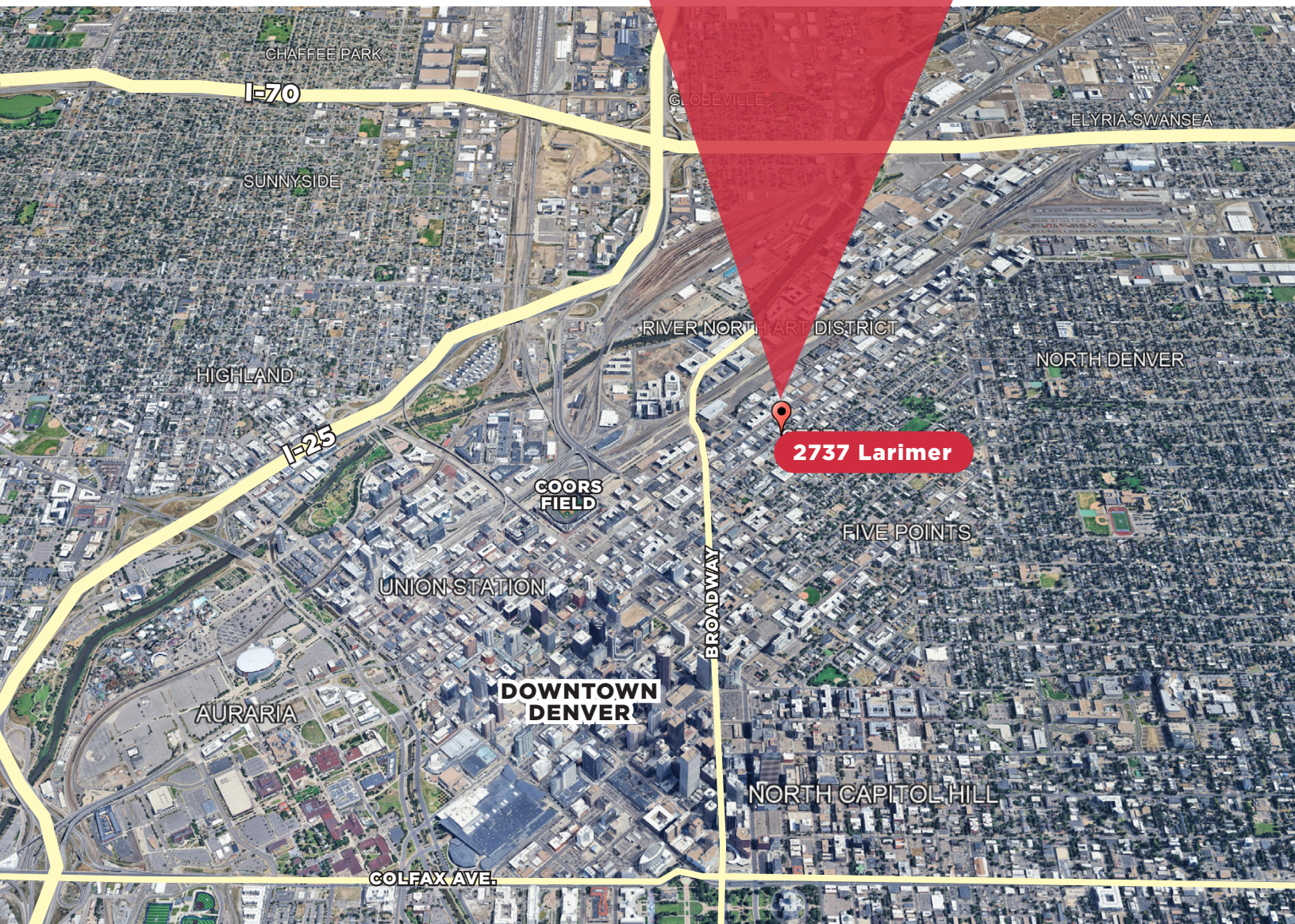
Larimer St.



DENVER  
CENTRAL MARKET



WALKER'S PARADISE (92/100)



I-70

SUNNYSIDE

HIGHLAND

I-25

COORS  
FIELD

UNION STATION

AURARIA

DOWNTOWN  
DENVER

COLFAX AVE.

GLOBEVILLE

ELYRIA-SWANSEA

RIVER NORTH ART DISTRICT

NORTH DENVER

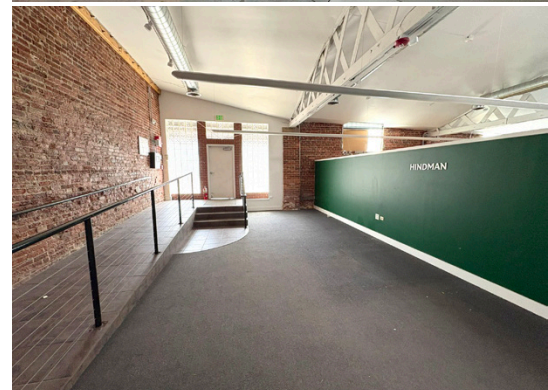
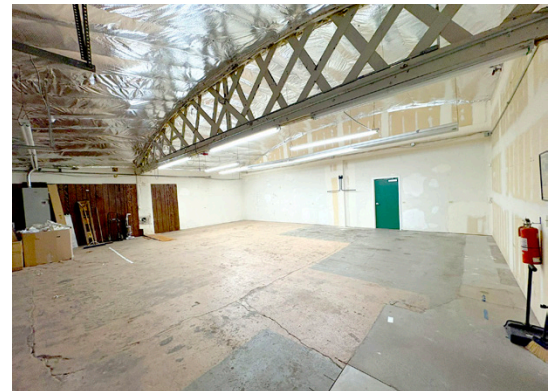
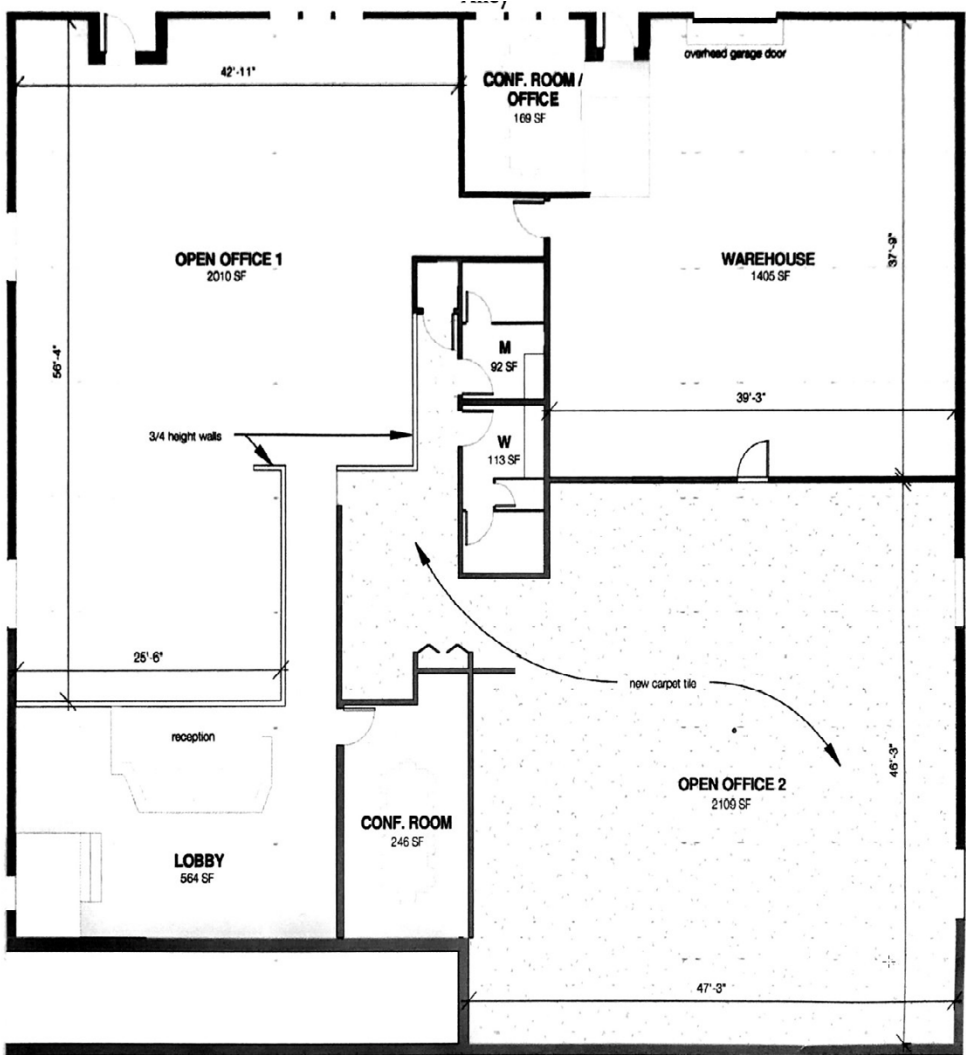
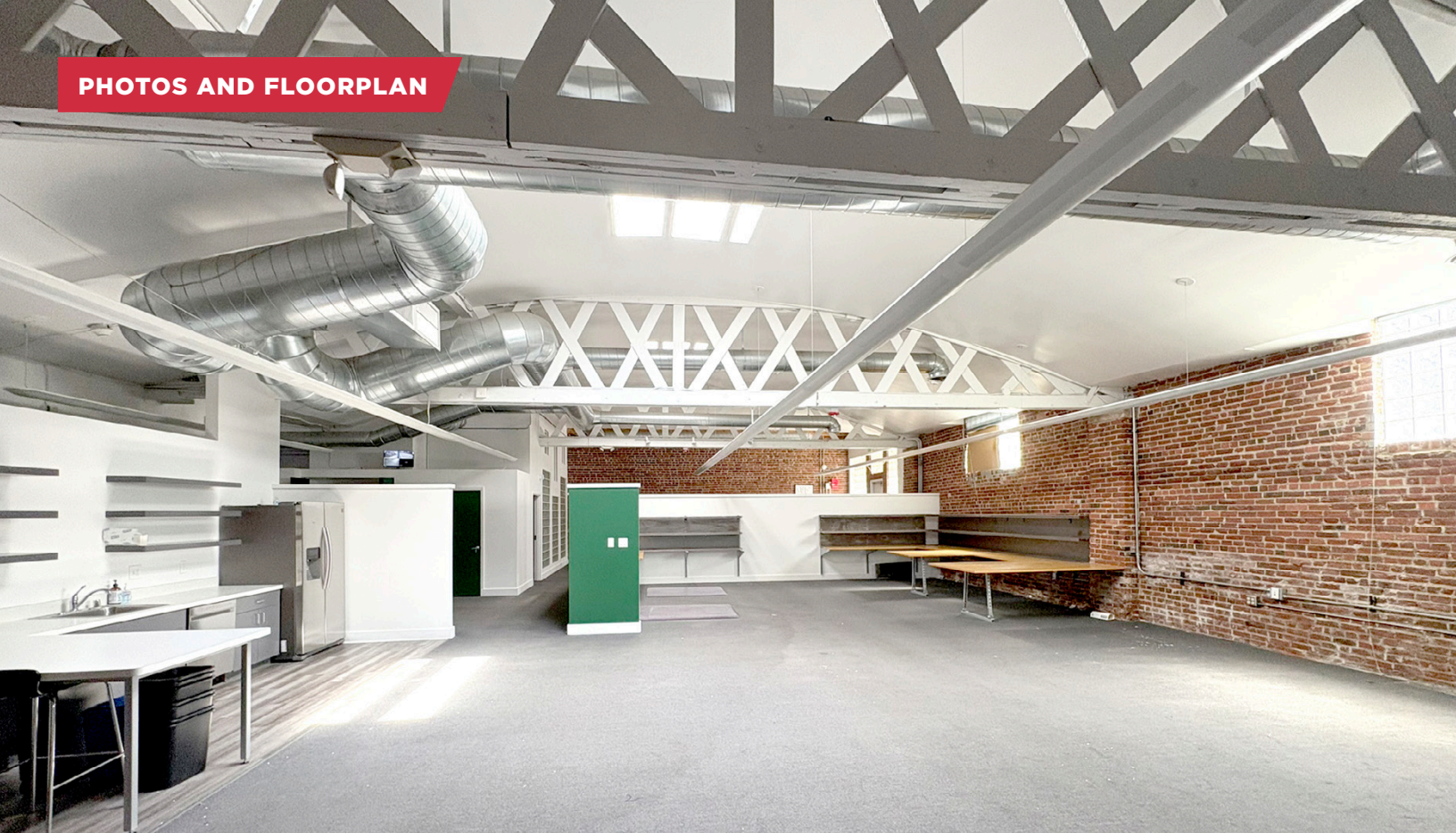
2737 Larimer

FIVE POINTS

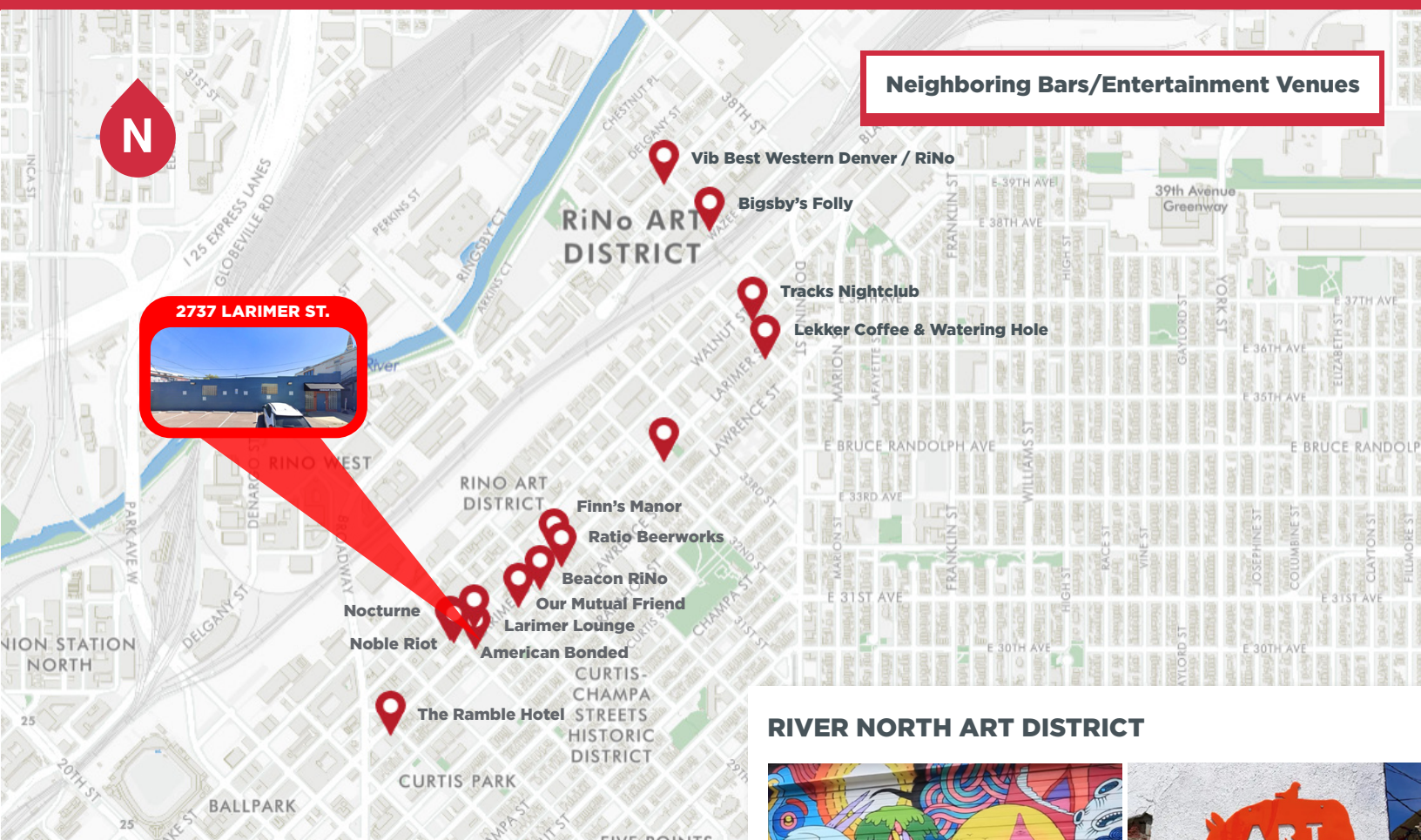
NORTH CAPITOL HILL



PHOTOS AND FLOORPLAN







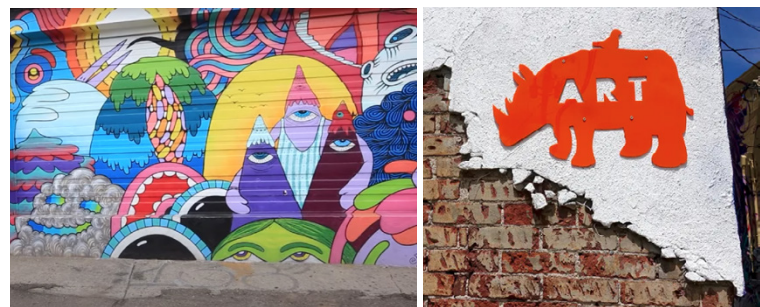
**Walker's Paradise (92/100)**

## RiNo | RIVER NORTH ART DISTRICT

- Best-in-class food and beverage. Regional and national destinations like Death & Co, Barcelona, Uchi. Award-winning local concepts like Work & Class, Hop Alley, the Greenwich, Safta, Beckon (recently received a Michelin star), and many others.
- 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

The River North Art District (commonly shortened to RiNo) is one of Denver's hippest neighborhoods. Set just north of the South Platte River, the one-time warehouse district has seen unprecedented expansion in the last 5 years, as a myriad of new apartment complexes, restaurants and bars have transformed its landscape. While it's become a hot spot for Denver culture, RiNo still holds true to its gritty roots. The de facto epicenter of Denver's street art scene, the neighborhood hosts Denver Walls, a large street art event that brings the walls of RiNo alive, in September. Murals deck nearly every block of this industrial neighborhood.

### RIVER NORTH ART DISTRICT



### Demographics

	1 MI	3 MI	5 MI
<b>HOUSEHOLDS</b>	<b>20,014</b>	<b>114,573</b>	<b>217,955</b>
<b>5 YEAR HH PROJECTION</b>	<b>27,786</b>	<b>126,896</b>	<b>238,657</b>
<b>AVG. HH INCOME</b>	<b>\$104,743</b>	<b>\$106,295</b>	<b>\$106,890</b>
<b>MEDIAN AGE</b>	<b>36.1</b>	<b>36.3</b>	<b>36.6</b>
<b>AREA DAYTIME EMPLOYEES</b>	<b>33,728</b>	<b>232,796</b>	<b>367,190</b>