

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

NAI Shames Makovsky

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AERIAL



FAHERTY



LARIMER
WINE

Redeemer
PIZZA



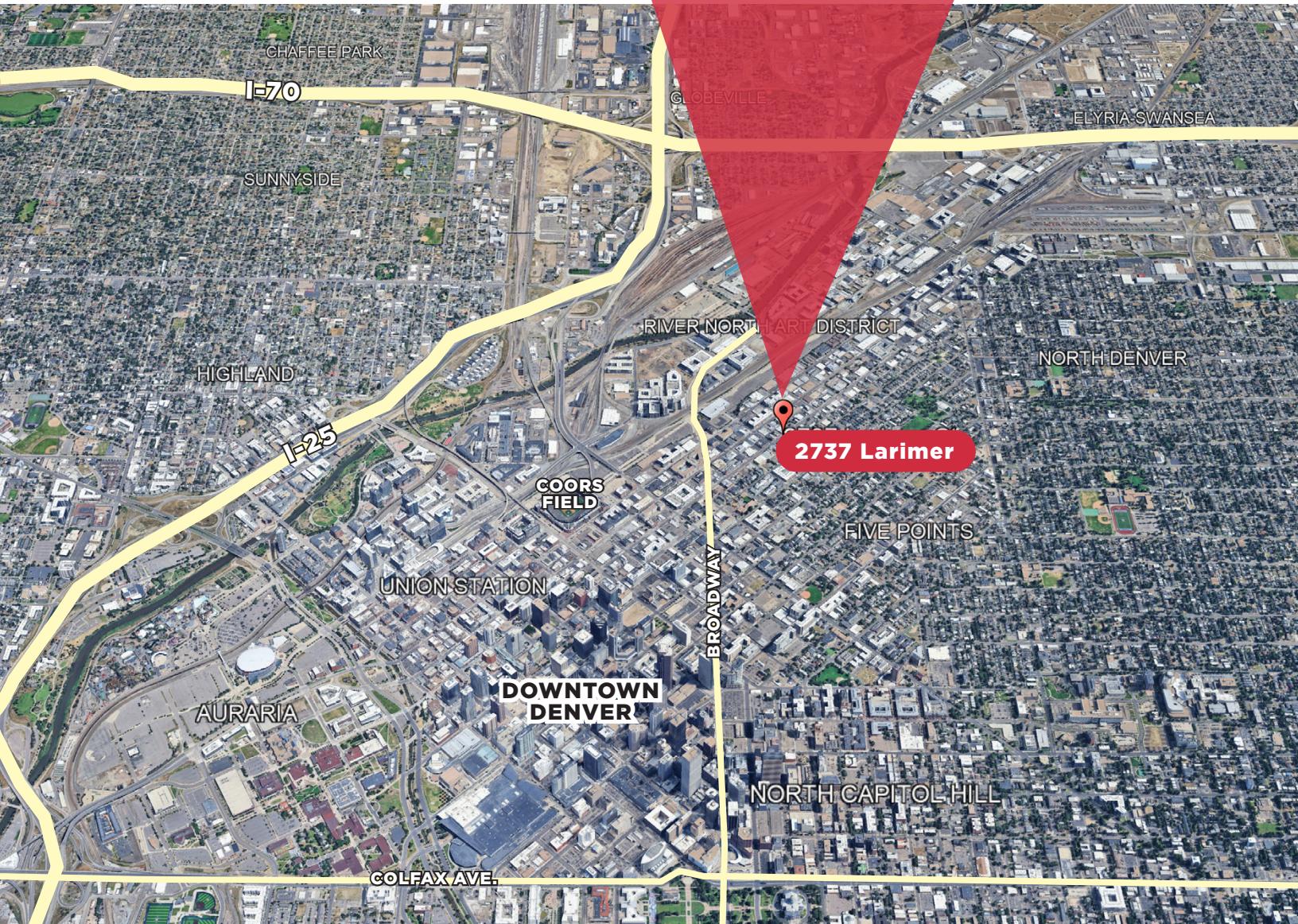
Larimer St.

DENVER
CENTRAL MARKET

27th St.

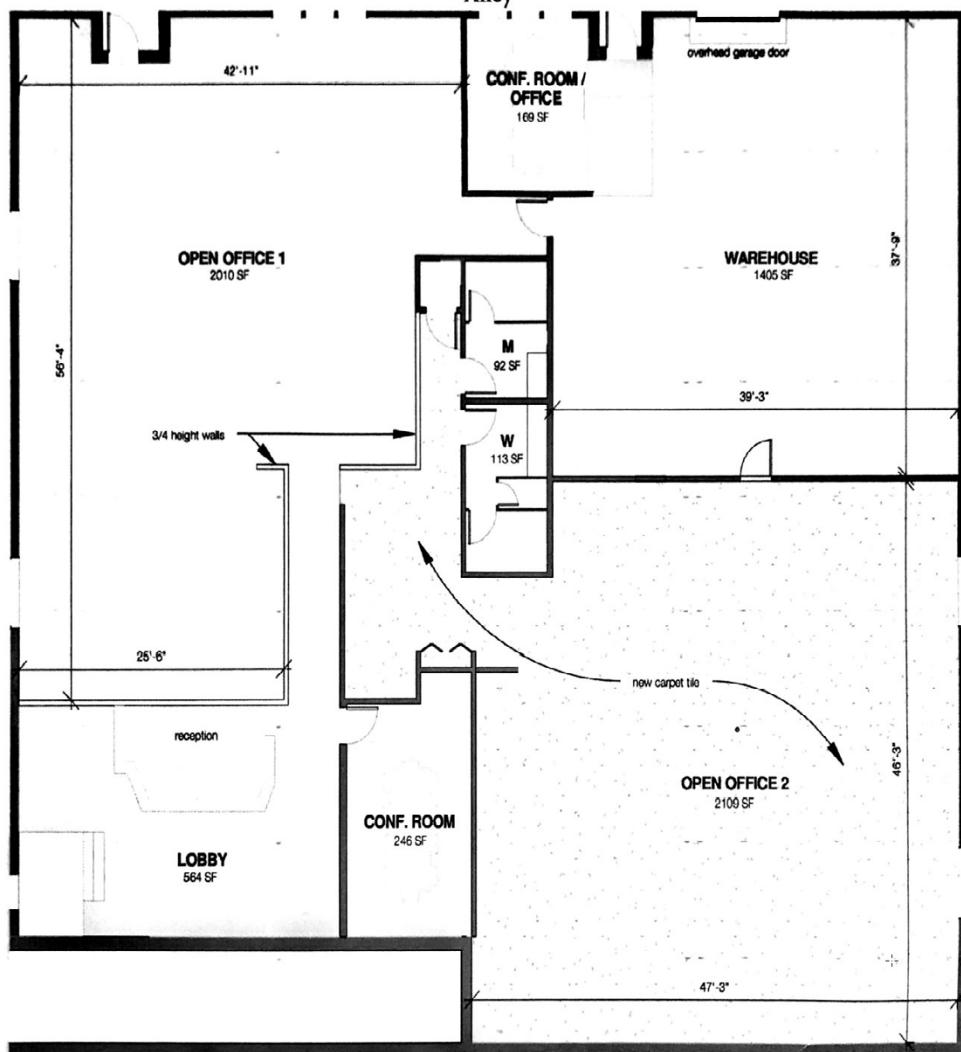
SF CAL
MARINE
LAYER

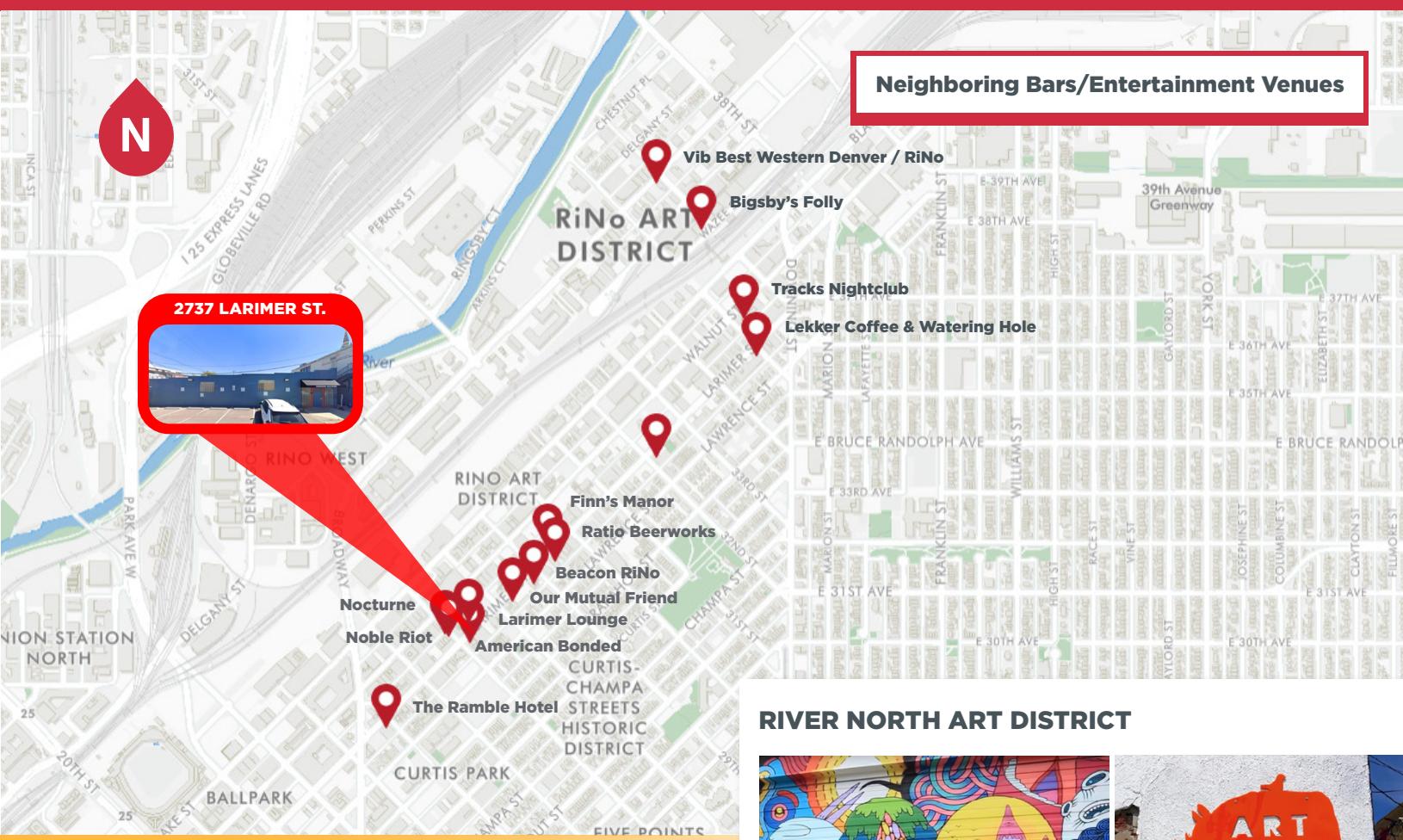
WALKER'S PARADISE (92/100)



2737 Larimer

PHOTOS AND FLOORPLAN





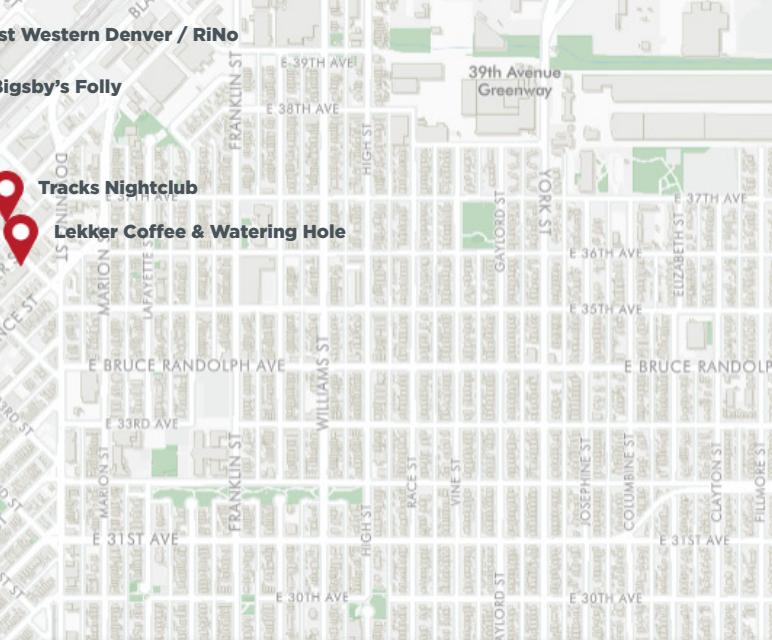
Walker's Paradise (92/100)

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.

Neighboring Bars/Entertainment Venues



RIVER NORTH ART DISTRICT



Demographics

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