

Office For Lease  
2040-2048 Larimer St.  
Denver, Colorado 80205



Location & Area Amenities

- Close proximity to Larimer Square, Colorado Convention Center, and 16th Street Mall
- Steady daytime and evening foot traffic due to close proximity to Central Business District
- Easy, quick access to major commuter routes like Speer Boulevard, Auraria Parkway, I-25, and Express Lanes
- WalkScore of 95, BikeScore of 92, TransitScore of 83



Demographics

	1 Mile	3 Mile	5 Mile
Population	29,466	228,216	471,800
Average Household Income	\$99,384	\$87,606	\$94,865
Daytime Employees	122,616	251,679	395,486

\*Source: SitesUSA

1400 Glenarm Place, Suite 100  
Denver, CO 80202  
303 534 5005  
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**NAI**Shames Makovsky

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For Lease  
1,593-6,039 SF Office  
Suites in Historic LoDo



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Denver, Colorado 80205

Property Overview

- Two (2) office suites that can be combined for a total 6,039 SF or demised down to 1,593 SF
- Short term leases available
- Tall glass windows and skylights offer good natural light
- High ceilings and exposed brick
- Great views of downtown and Coors Field
- Centrally located in historic LoDo within short walking distance to Union Station, 16th Street Mall, and Larimer Square

Lease Rate: \$12.00-\$18.00/SF NNN

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Property Facts

Available SF:	1,593 - 6,039 SF
Building SF:	17,766 SF
Zoning:	D-LD
Expenses:	\$8.95/SF

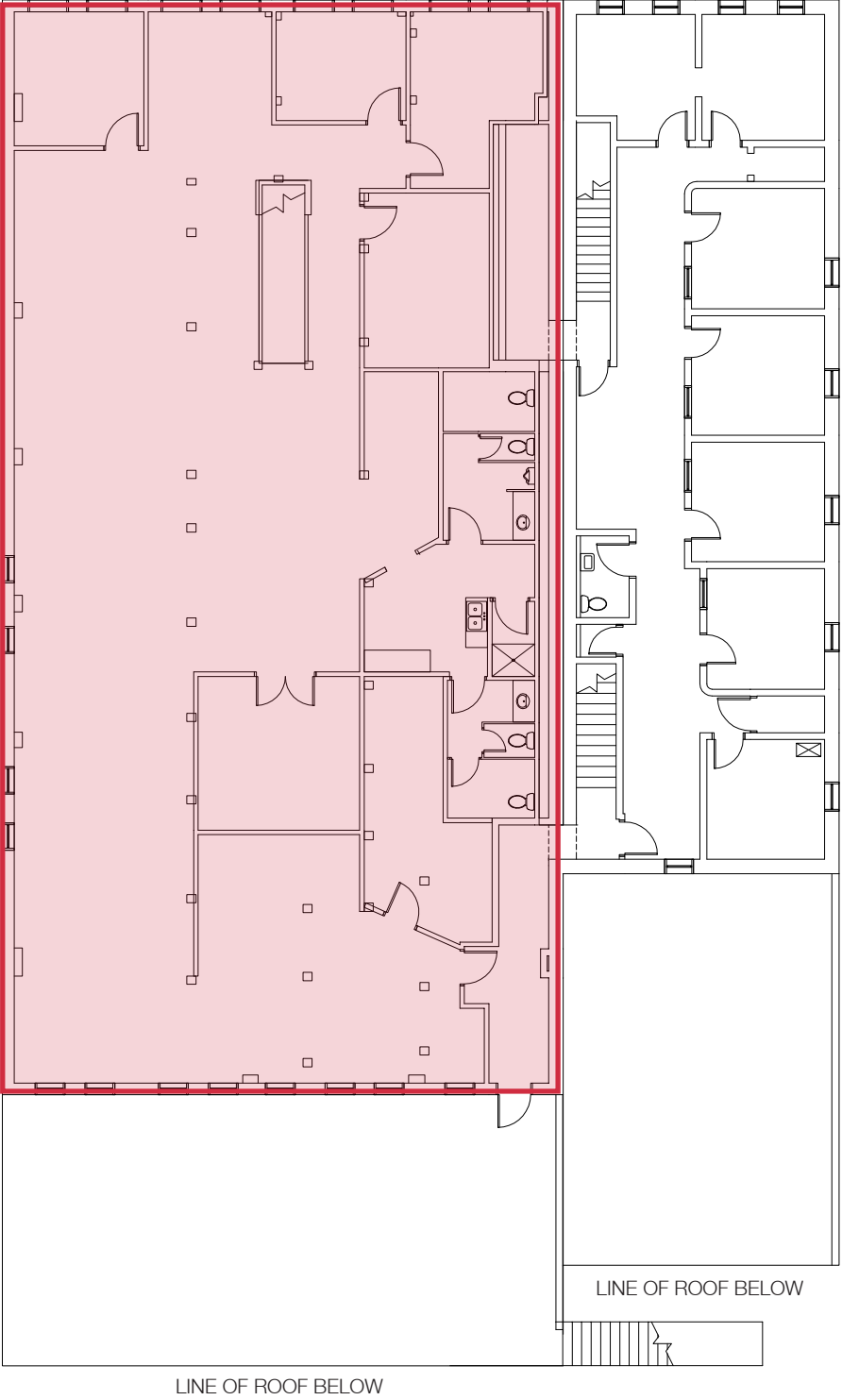
For more information:

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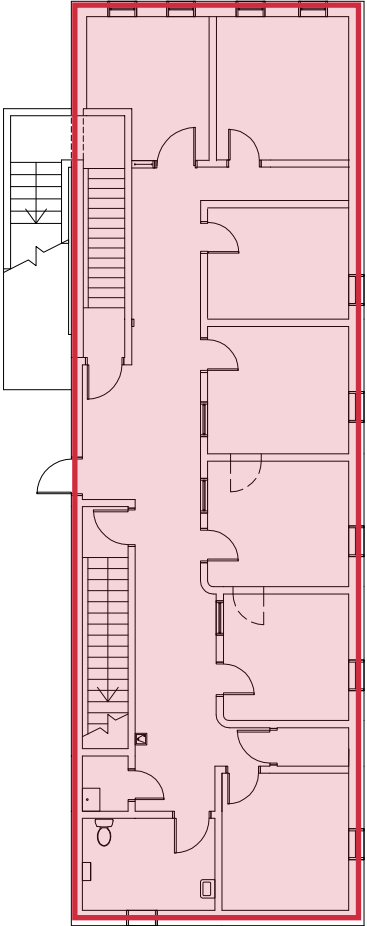
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Floor Plans

Suite 2040-200



Suite 2048-300



Availability

2040-200	4,446 SF
2048-300	1,593 SF



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