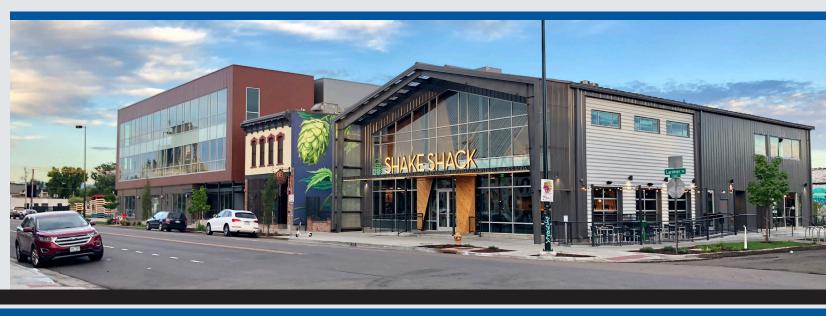




LARIMERO consisting of: 2935 LARIMER STREET & 1330 30TH STREET DENVER, COLORADO 80205



Ana Sandomire 303 565 3029 asandomire@shamesmakovsky.com

Kiley Crews 720 881 7542 kcrews@shamesmakovsky.com



BOLD, CREATIVE OFFICE SPACE IN DENVER'S RIVER NORTH ARTS DISTRICT



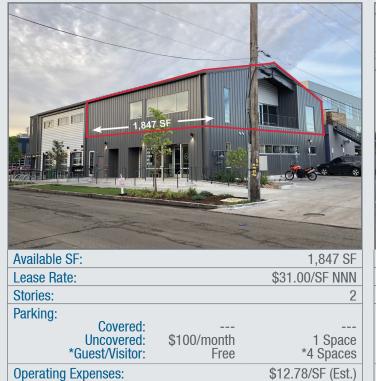
LARIME

PROJECT OVERVIEW & AMENITIES

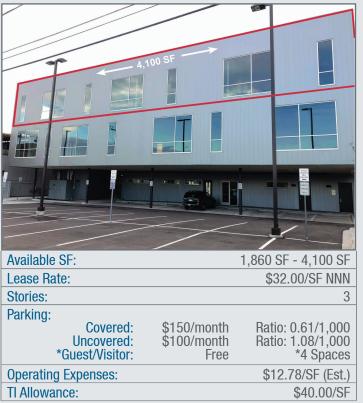
- New construction office project in the heart of the RiNo Arts District ideal for creative/tech users
- Ground floor retail and restaurants including Shake Shack, and Odell Brewing Company
- Located just 1/2 mile from 38th & Blake and 30th & Downing Light Rail Stations
- Ranked Walker's & Biker's Paradise with 92 Walk Score & 95 Bike Score
- Excellent access to Downtown Denver and Interstates 25 & 70
- Many of Denver's best restaurants, coffee shops, and entertainment venues within a short distance
- RTD Bus Route 44 stop located on Larimer Street in front of Property

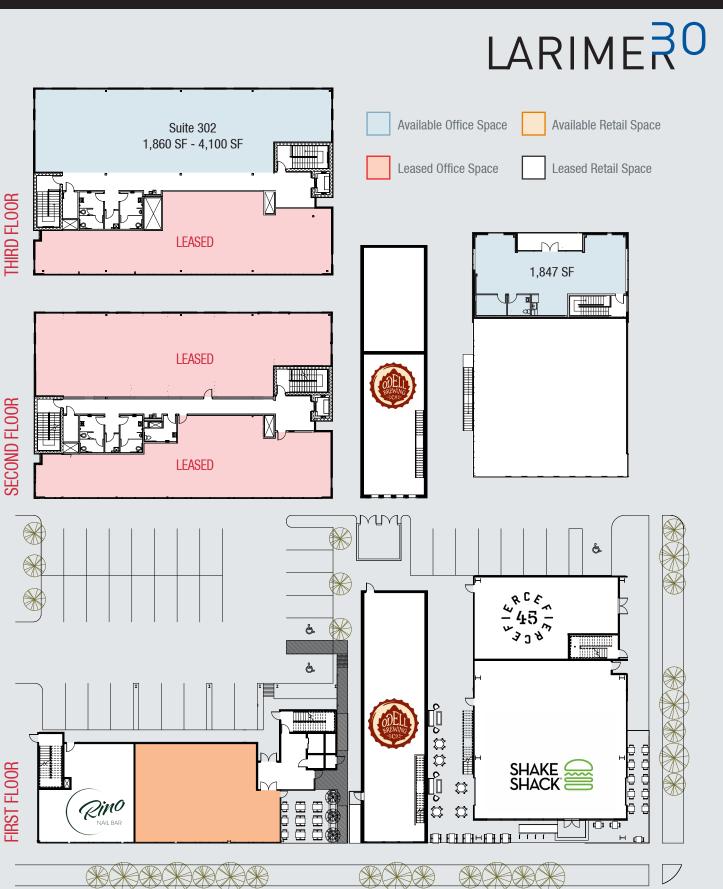
TRAFFIC COUNTS	Vehicles/Day
Larimer Street & 30th Street	3,858
28th Street & Lawrence Street	4,465
Arapahoe Street & 31st Street	577
*Source: SitesUSA	

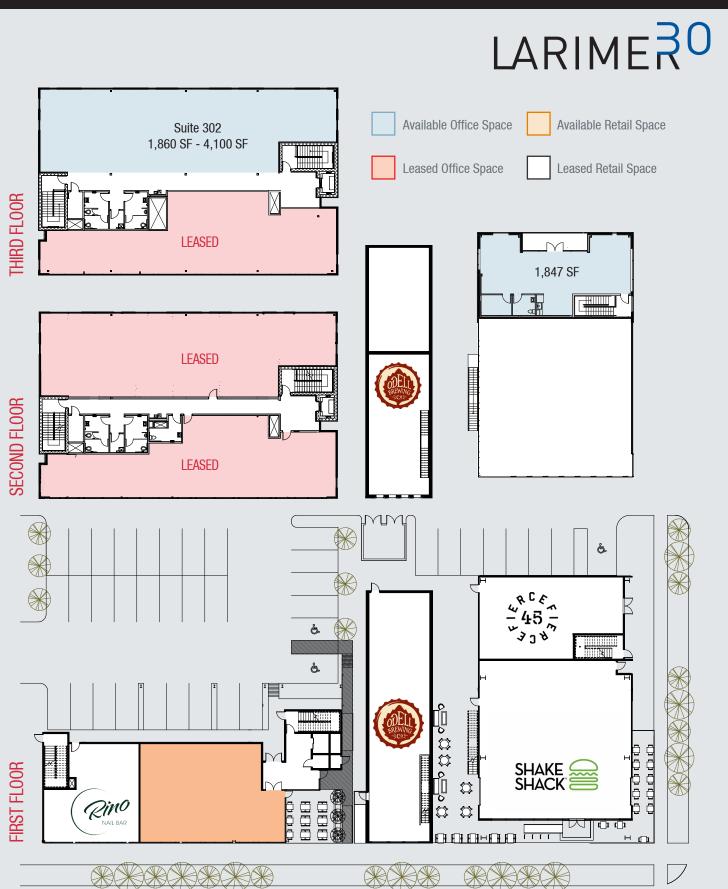
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,979	99,850	316,129
Average Household Income	\$100,428	\$121,742	\$98,966
Corporate Headquarters	80	187	315
*Source: SitesUSA			

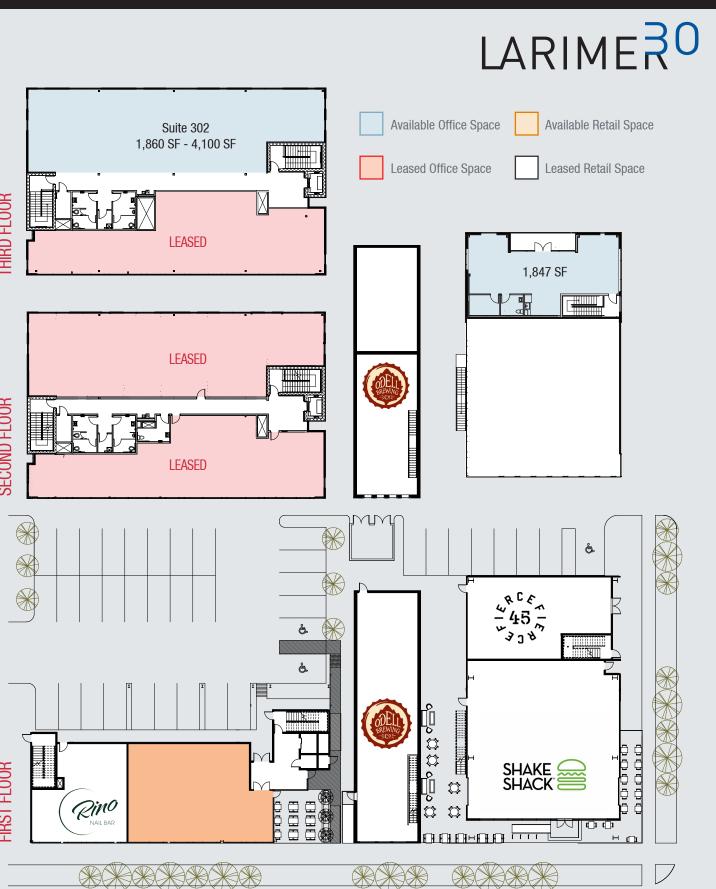


\$40.00/SF











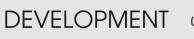
Ana Sandomire 303 565 3029 asandomire@shamesmakovsky.com

TI Allowance:

Kiley Crews 720 881 7542 kcrews@shamesmakovsky.com

A Development by:

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Office Marketing & Leasing by: North Shames Makovsky