



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

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



LARIMER 30



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



Available SF:	1,847 SF
Lease Rate:	\$31.00/SF NNN
Stories:	2
Parking:	
Covered:	---
Uncovered:	\$100/month
*Guest/Visitor:	Free
Operating Expenses:	\$12.78/SF (Est.)
TI Allowance:	\$40.00/SF



Available SF:	1,860 SF - 4,100 SF
Lease Rate:	\$32.00/SF NNN
Stories:	3
Parking:	
Covered:	\$150/month
Uncovered:	\$100/month
*Guest/Visitor:	Free
Ratio:	0.61/1,000
Ratio:	1.08/1,000
Operating Expenses:	\$12.78/SF (Est.)
TI Allowance:	\$40.00/SF

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