



1400-1499 LARIMER STREET | DENVER, COLORADO 80202

MARKETING & LEASING OFFERED BY

NAShames Makovsky

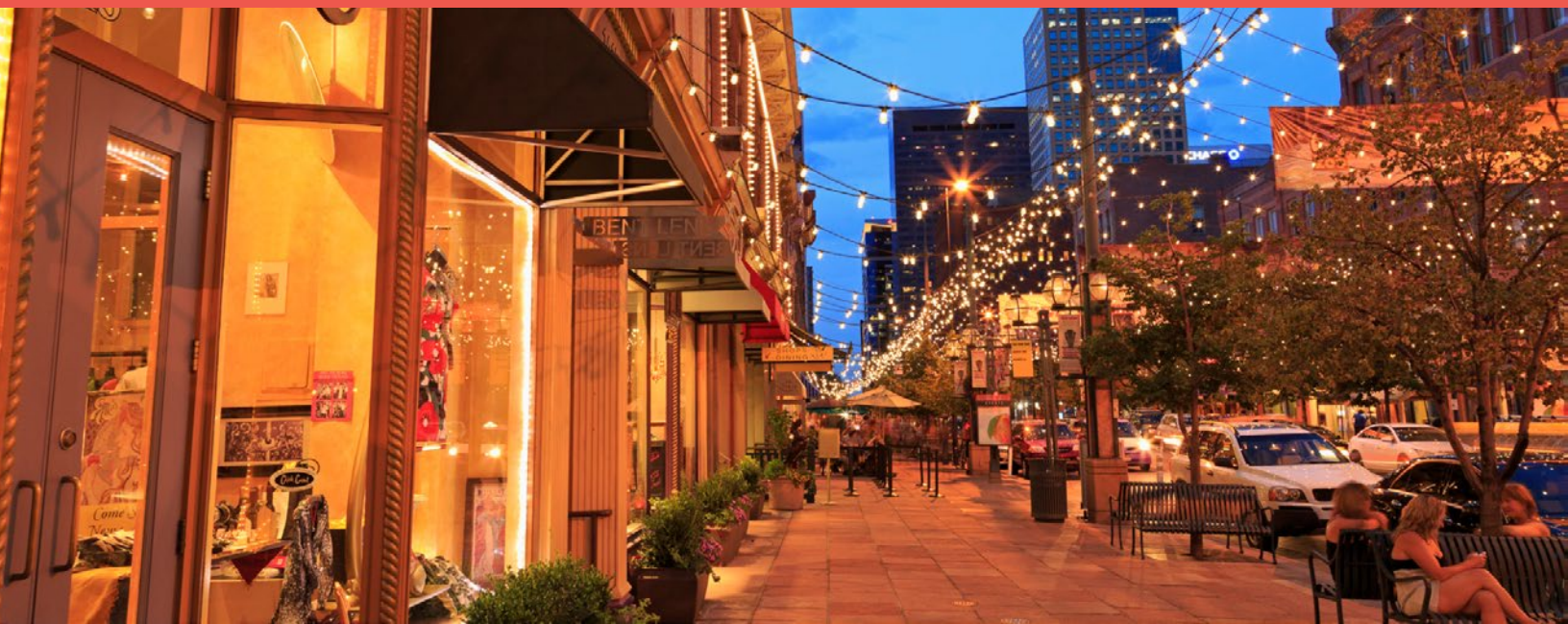
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LARIMER SQUARE

SHORT-TERM LEASE OPPORTUNITIES THROUGH JUNE 30, 2021

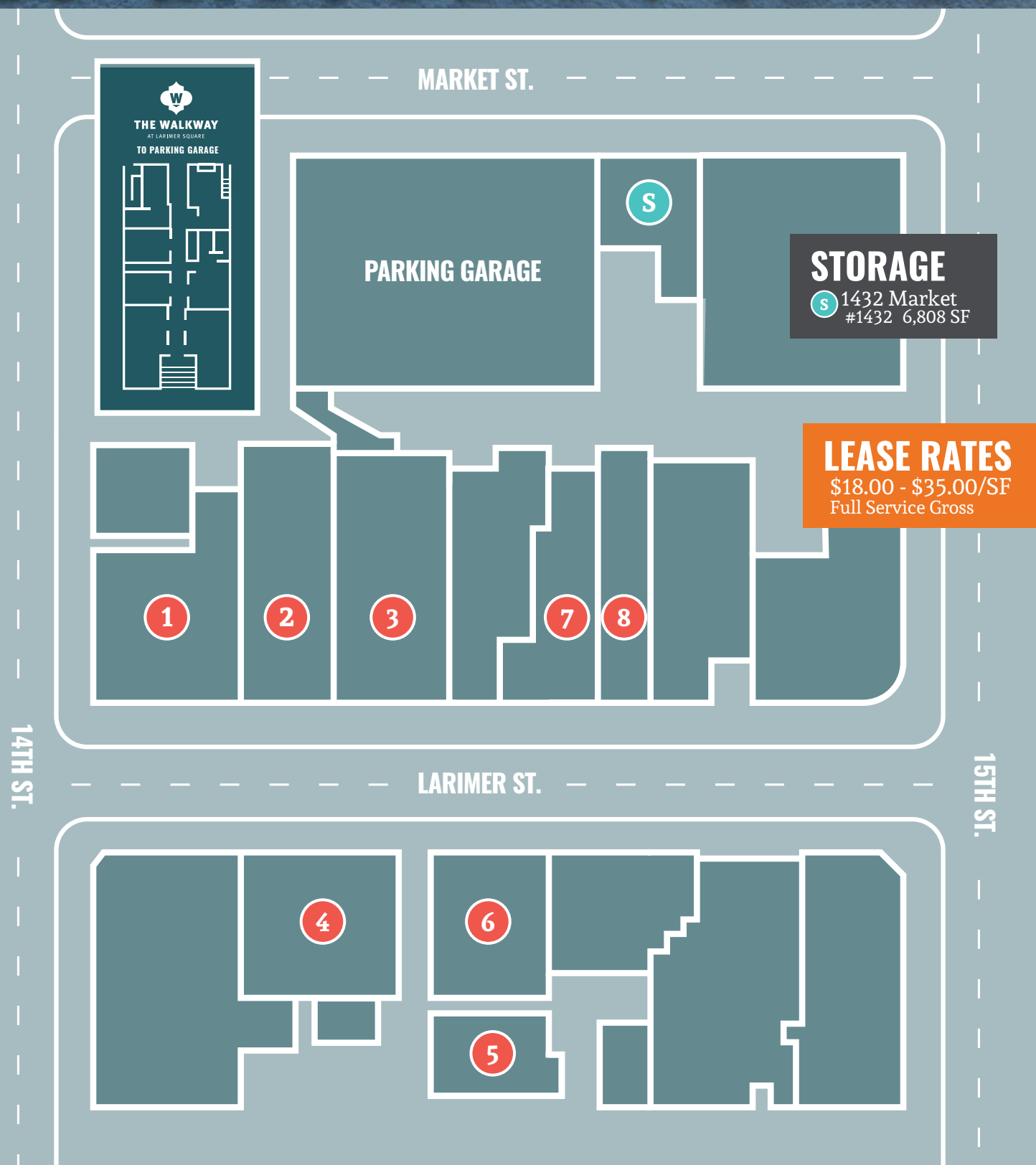
SHOPPING | DINING | RESTAURANTS | CLUBS & BARS



NATIONAL REGISTER OF HISTORIC PLACES

LARIMER SQUARE

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OFFICE

- 1 1407 Larimer #300 3,209 SF
- 2 1409 Larimer #1409 1,432 SF
- 3 1415 Larimer #300 2,032 SF
- 4 1416 Larimer #200 511 SF #202 415 SF
- 5 1424 Larimer #200 1,487 SF
- 6 1430 Larimer #203 1,200 SF #302 2,118 SF #400 5,258 SF
- 7 1435 Larimer #207 340 SF #302 384 SF #303 272 SF #304 315 SF #309 353 SF
- 8 1437 Larimer #200 1,738 SF

ABOUT LARIMER SQUARE

- ▶ Amazing short-term lease opportunities with drastically reduced lease rates
- ▶ Potential major redevelopment of Larimer Square in the near future
- ▶ Short-term leases cannot exceed June 30, 2021
- ▶ Great for a variety of tenants needing a single office to local company headquarters
- ▶ Discounted parking rates in the adjacent garage on Market Street
- ▶ On-site maintenance, property management office, & 24-hour security
- ▶ Premier location surrounded by popular boutique shopping, entertainment venues, restaurants, museums & more
- ▶ Close proximity to the Colorado Convention Center, Elitch Gardens, Pepsi Center, and several other major tourist attractions
- ▶ Easy, quick access to major commuter routes including I-25 & Express Lanes
- ▶ Multiple transit options including 16th Street Free Mall Ride and RTD Bus & Light Rail at Union Station

RESTAURANTS

- ▶ Bistro Vendome
- ▶ Bubu
- ▶ The Capital Grille
- ▶ Corridor 44
- ▶ Cru- A Wine Bar
- ▶ Euclid Hall
- ▶ Green Russell
- ▶ The Market
- ▶ Ocean Prime
- ▶ Osteria Marco
- ▶ Rioja
- ▶ TAG
- ▶ Tamayo
- ▶ Wednesday's Pie

