

For Lease
**RiNo Creative
Office/Retail For Lease**



OXPECKER BUILDING

3254-3258 Larimer Street | Denver, Colorado 80205

Property Overview

- Two suites available for lease in the heart of RiNo
- Availabilities for users between 545 SF and 2,875 SF
- 3254: Full building available for office or retail users with strong street presence
- 3258: Flexible 545 SF second floor office suite available, ideal for creative small business
- Located in the middle of Denver's most vibrant neighborhood; walk to a myriad of bars/restaurants and the 38th & Blake RTD Light Rail Station
- Walk Score (87), Bike Score (94)
- Off street parking available

3254 Lease Rate: \$32.00/SF NNN

3258 Lease Rate: \$2,000/Month NNN

Property Facts

Available SF:	545 SF - 2,875 SF
Total Building SF:	13,907 SF
Zoning:	I-MX-3
Estimated Expenses:	\$12.00/SF (2020)

For more information:

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For Lease
Oxpecker Building
Denver, Colorado

3254 Larimer

Building Size: 2,875 SF

Availability: 1,450 SF - 2,875 SF



3254 Larimer Street

- Build-out includes flexible mix of open space, conference, and meeting rooms
- Design is ideal for creative office tenants or retail tenants
- Identity and signage opportunity - desirable walk-up space



For Lease
Oxpecker Building
Denver, Colorado



3258 Larimer

Building Size: 11,501 SF

Availability: 545 SF



3258 Larimer Street

- Single office on multi-tenanted single floor
- Glass walls and great natural light
- Includes access to common conference room, break area, and kitchenette



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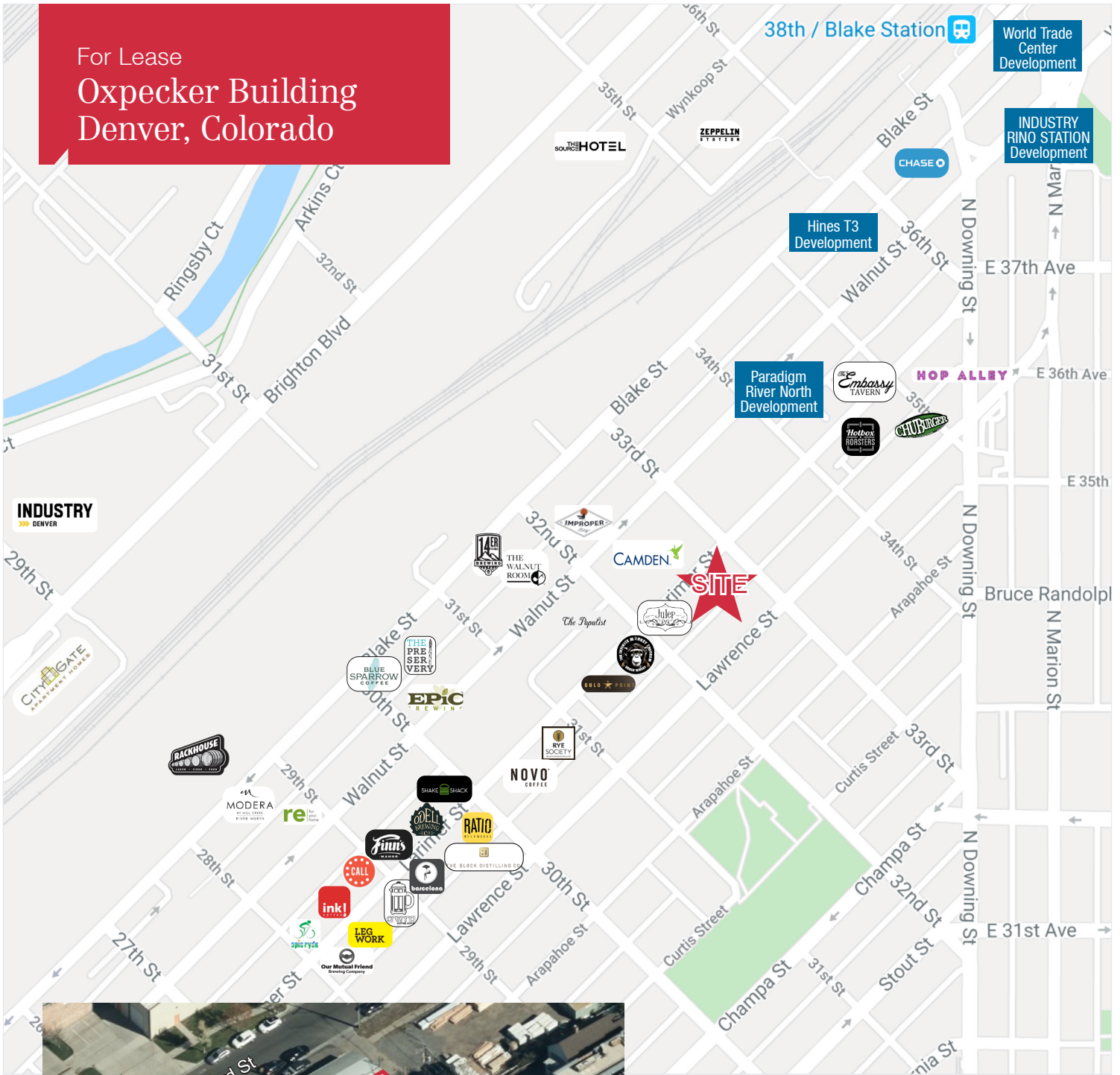
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