

Street-Level Space in RiNo

3264 LARIMER STREET, UNIT D | DENVER, CO 80205

TODDWALSH
CCIM COMMERCIAL BROKER



OUR CITY MADE SLICKER

River North is happening in a big way, and this fresh and funky (not funky-fresh, to be clear) creative office space or warehouse is doing its part to solidify the vibe. First, the mezzanine level has three private offices. Next, there's retail exposure with a glass garage door to let the light (and customers) come flooding in. And last, the location is tops: dead center in Denver's industrial revival. Très chic.

- Unit Size 3,600 SF
- Rate \$27.00 NNN
- Available July 1, 2018

PROPERTY HIGHLIGHTS

- Retail Exposure Facing 33rd Avenue
- Three Private Offices
- Kitchenette and Private Restroom
- Multi-Tenant Building Shared with Dio Mio and Carbon
- High Ceilings and Ample Street Parking

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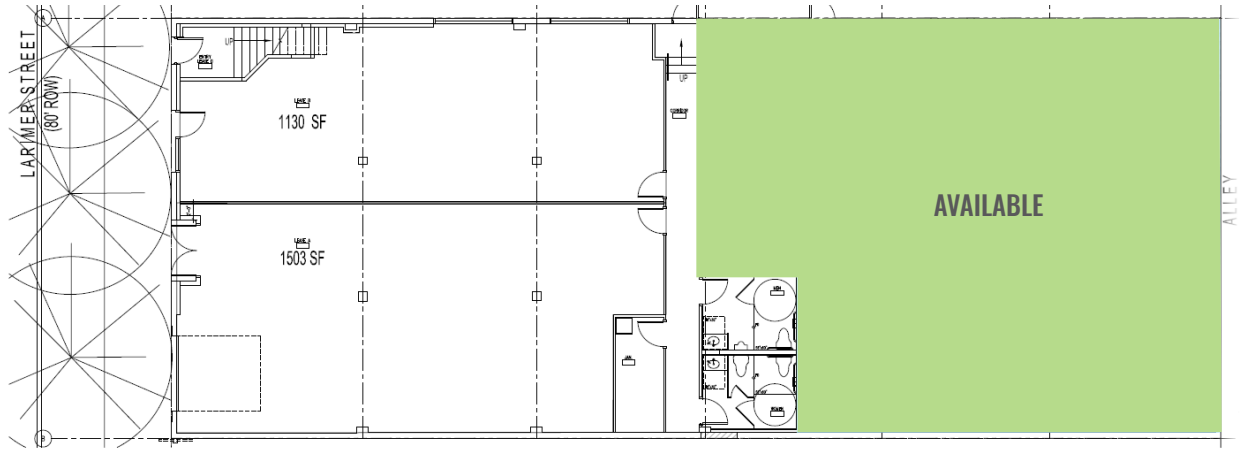
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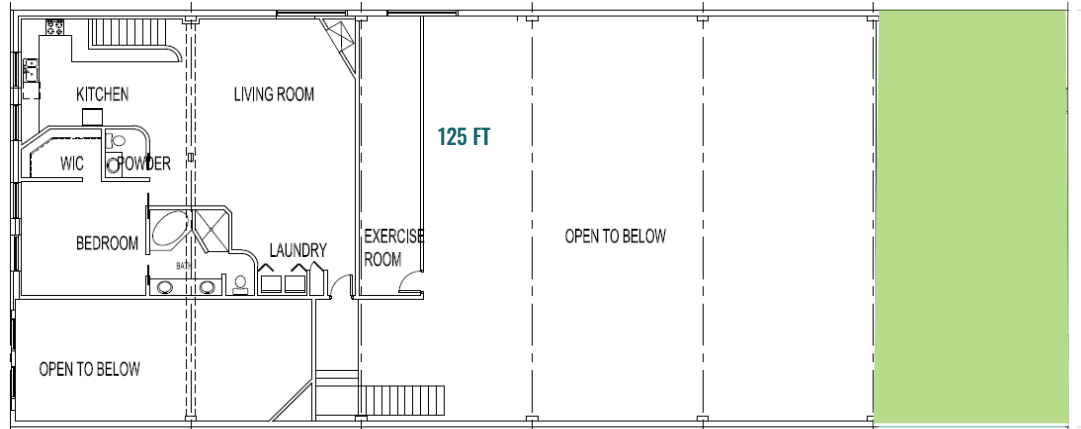
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FIRST FLOOR



FLOORPLAN

SECOND FLOOR



AREA OVERVIEW



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