

**FOR
LEASE**



1,741 SF Second-Floor Office/Retail Suite

2231 Larimer Street

Denver, CO 80205

- **1,741 SF** second-floor office/retail suite featuring seven private offices, flexible configuration options and a private in-suite restroom
- **On-site parking** behind the building—a rare amenity in Denver's urban core
- **Prime Ballpark District location** near Coors Field, surrounded by restaurants, entertainment and neighborhood amenities
- **Centrally located between Downtown, LoDo and RiNo** with convenient access to Union Station, Broadway and I-25
- Well suited for creative office, professional services, or wellness users seeking a distinctive urban location



Availability	1,741 SF
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Building Size	4,977 SF
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Zoning	C-MX-8
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Parking	Contact Broker
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Available Date	Immediately
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Lease Rate: \$19.00/SF MG

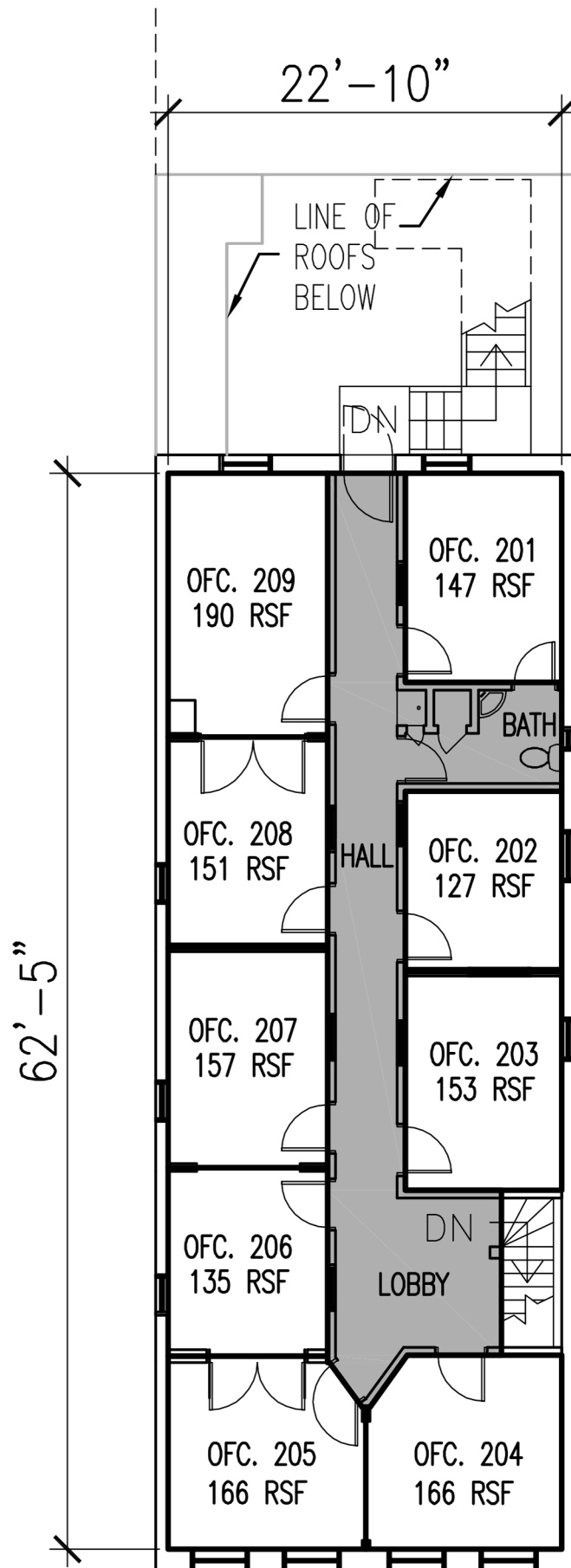
ShamesMakovsky

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INTERIOR PHOTOS



FLOOR PLAN



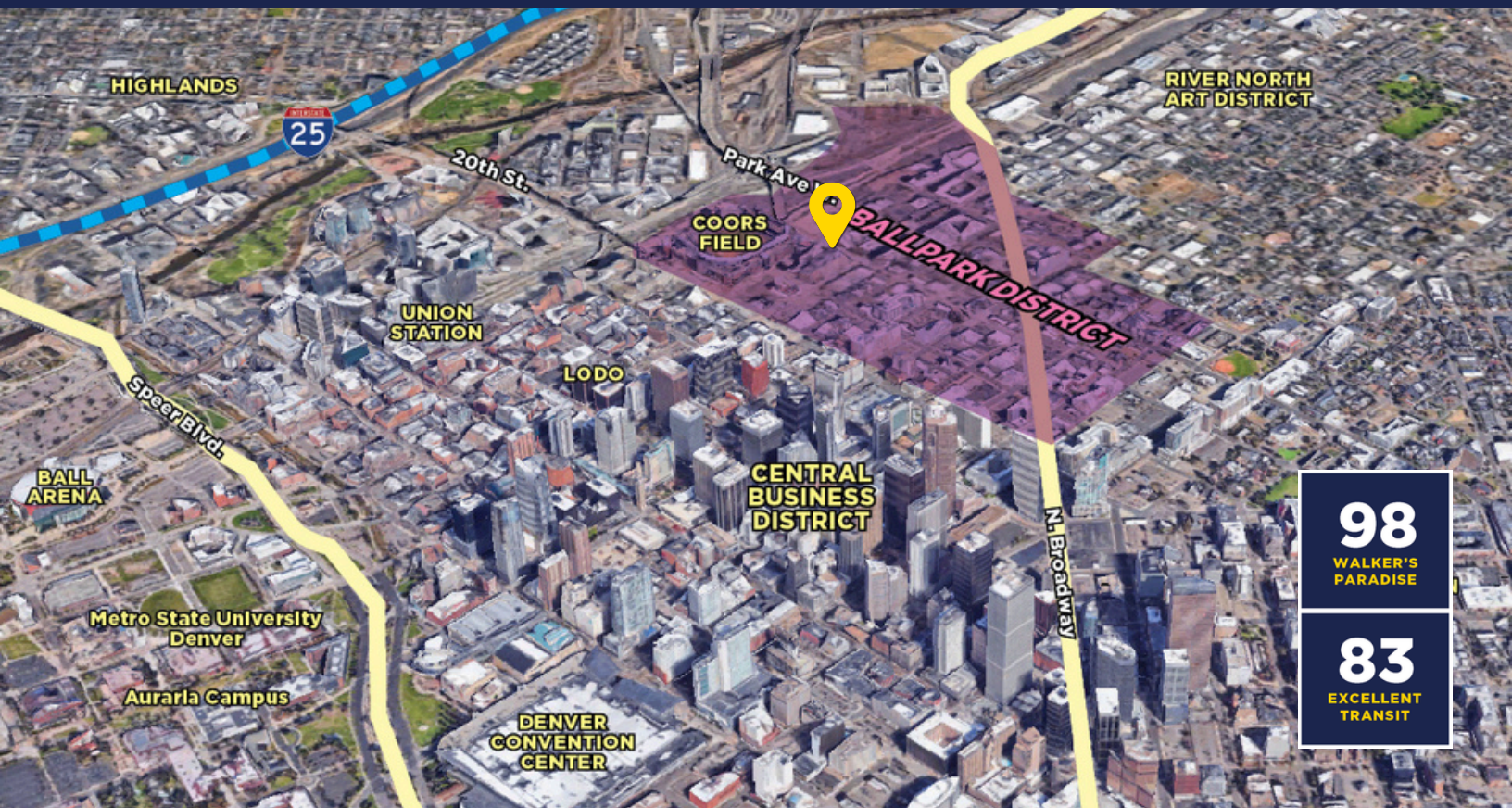
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WALKER'S
PARADISE

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EXCELLENT
TRANSIT

Amenities Map

