

3114
Larimer St.
DENVER, CO 80205



STUNNING 7,547 SF FREESTANDING LIVE/WORK BUILDING | RINO

3114 Larimer St. is a freestanding flex building located in the heart of Denver's RiNo Art District along one of the neighborhood's most vibrant corridors. The property features a unique and highly functional layout with gallery/warehouse/shop space in the front, studio or office space in the rear, and a residential unit above—creating a rare live/work opportunity. Surrounded by RiNo's top restaurants, breweries, galleries, and creative businesses, the property offers immediate access to downtown Denver, I-25, and I-70. This versatile asset presents an attractive opportunity for owner-users, creative companies, or investors seeking a presence in one of Denver's most dynamic neighborhoods.

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FOR SALE: \$2,095,000



**SALE PROCEEDS GO TO
METROPOLITAN STATE UNIVERSITY OF DENVER**



**METROPOLITAN
STATE UNIVERSITY
OF DENVER**

Property Facts

Sale Price:	\$2,095,000 (\$277.59/SF)
Building Size	7,547 SF
Lot Size	6,241 SF
Year Built/Reno	1958/2020
Zoning	I-MX-3
Loading	One 10' x 10' Drive In Door
Clear Height	TBD
Sprinklered	Yes
Property Taxes	\$19,230.56



Sale Price \$2,095,000 **Price/SF Bldg** \$277.59 **Price/SF Land** \$335.68

Investment Highlights

Rare Freestanding Flex Building in RiNo – Unique mixed-use layout featuring gallery/warehouse/shop space in the front, studio or office space in the rear, and a residential unit above. This configuration creates a highly functional live/work environment that is rarely available in one of Denver's most sought-after creative districts.

Live/Work Opportunity in a High-Growth Neighborhood – The combination of warehouse, studio/office, and residential space provides flexibility for entrepreneurs, artists, and small business owners seeking to operate and live within one of Denver's most vibrant urban districts.

Prime Larimer Street Location – Positioned along one of the main corridors through the RiNo Art District, the property benefits from exceptional walkability and proximity to some of Denver's most popular restaurants, breweries, galleries, and entertainment venues.

Central Infill Location with Excellent Connectivity – Located just minutes from Downtown Denver with convenient access to I-25, I-70, and major commuter routes, making it an ideal location for businesses serving the greater Denver metro.

Creative District with Strong Demand Drivers – RiNo has transformed into one of Denver's most dynamic neighborhoods, blending production, creative office, retail, and residential uses. Properties along Larimer Street remain highly desirable due to limited supply and continued neighborhood investment.



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VIEW
AREA
PHOTOS

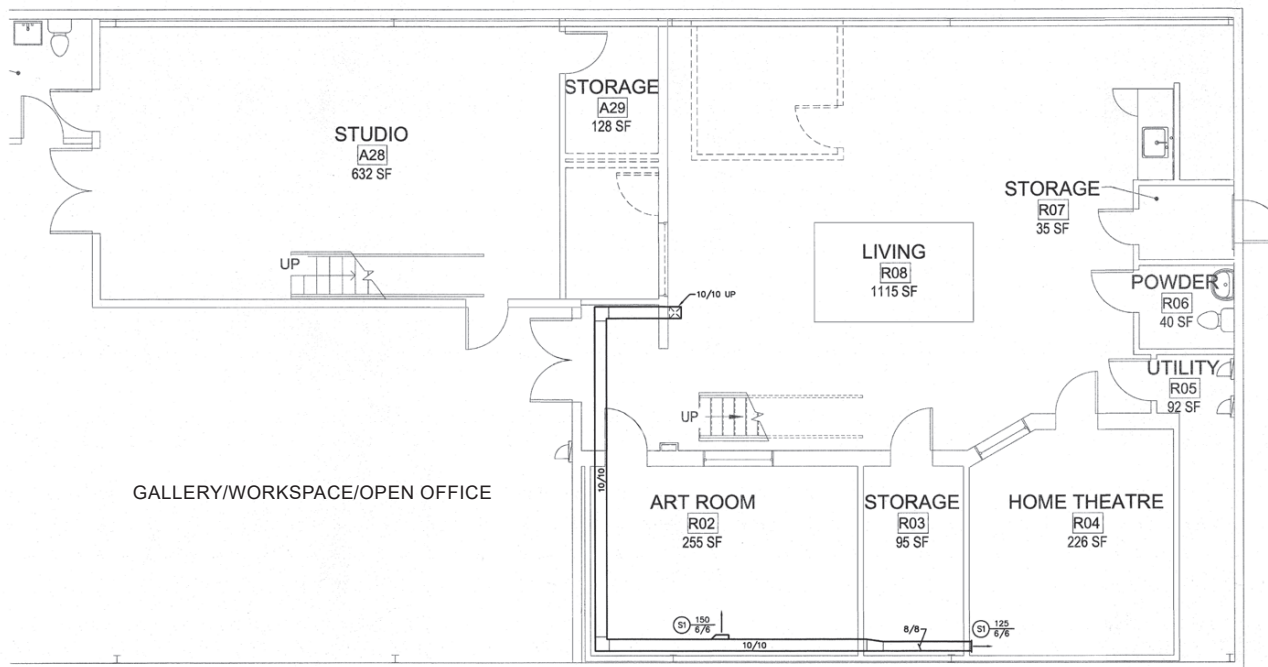


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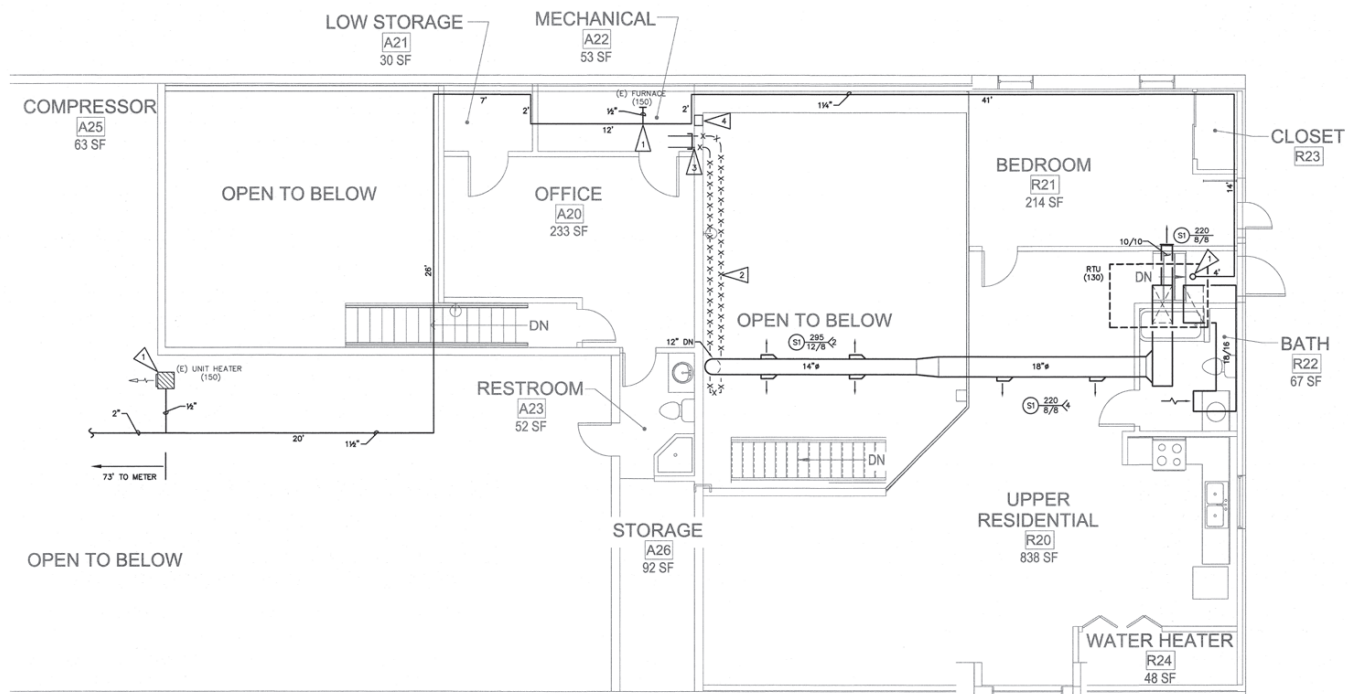


Floorplan

First Floor



Second Floor



Photos



**VIEW
PHOTOS**



Photos



**VIEW
PHOTOS**



Photos



Aerial

INTERSTATE
70

INTERSTATE
25

INTERSTATE
25

PROPERTY

**CITY
PARK**

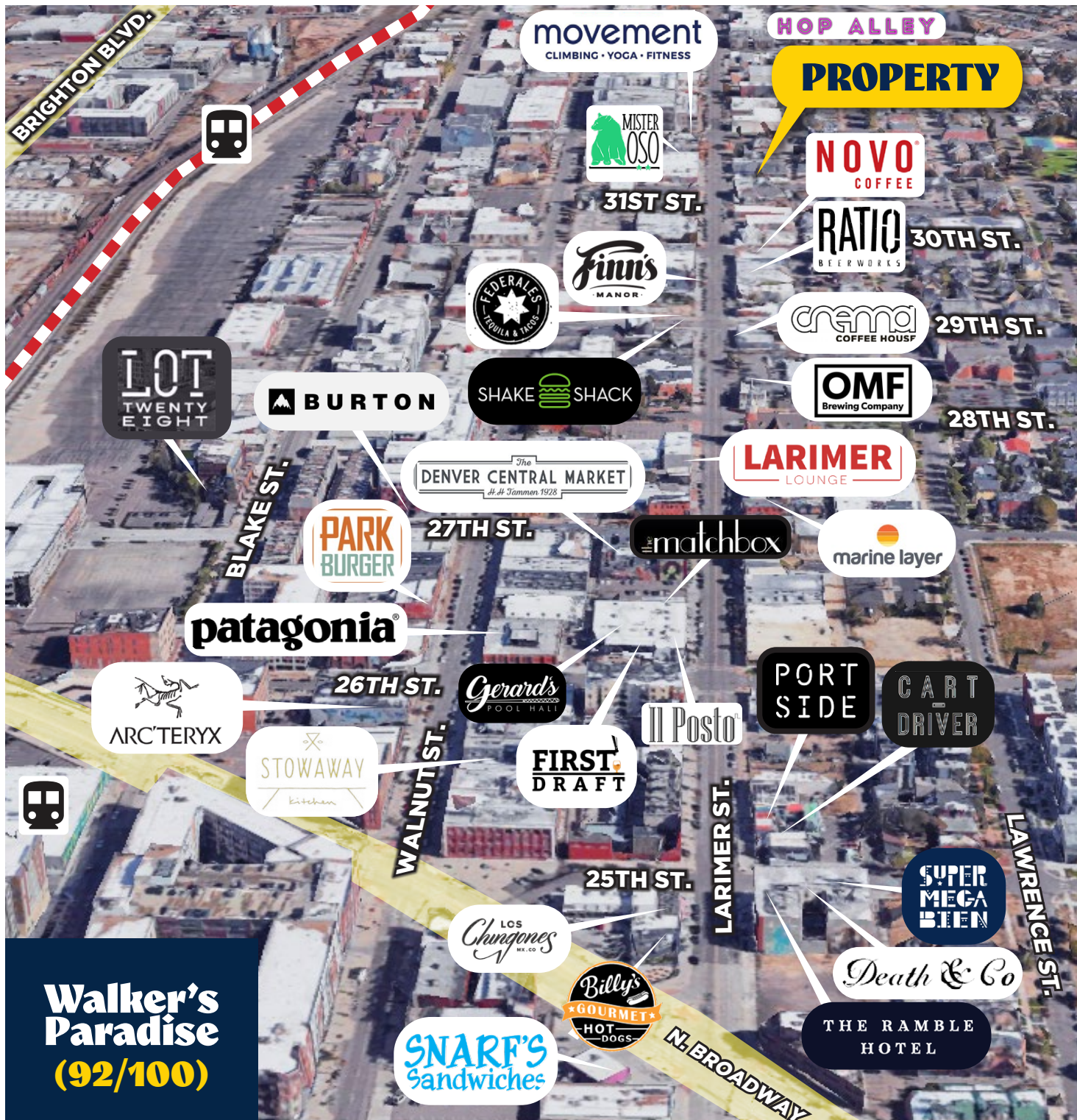
**RIVER NORTH
ART DISTRICT**

**COORS
FIELD**

**DOWNTOWN
DENVER**

N

BALL ARENA



RIVER NORTH ART DISTRICT

Located in the heart of Denver's most exciting and engaging mixed-use neighborhood

Best-in-class food and beverage

Regional and national destinations like Death & Co, Barcelona, Uchi
Award-winning concepts like Work & Class, the Greenwich

Denver's destination for high-quality walkable retail

Local flagship locations from Patagonia and Burton



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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