

# FOR SUBLEASE

SECOND FLOOR CREATIVE OFFICE | 4,672 SF AVAILABLE



3330 Larimer St, Denver, CO 80205

## Property Highlights

- » Located in the Heart of RINO
- » Creative Office space with roll up loading door in rear
- » West facing with abundant natural light
- » Open floor plan with Two (2) private offices and a conference room
- » Existing kitchenette

## Property Details

<b>BUILDING SF</b>	11,096 SF
<b>TERMINATION DATE</b>	12/31/2027
<b>AVAILABLE SF</b>	4,672 SF
<b>PARKING</b>	7 Dedicated spaces @ \$150/space/month

Asking Rate: \$39.50/FSG

For more information:

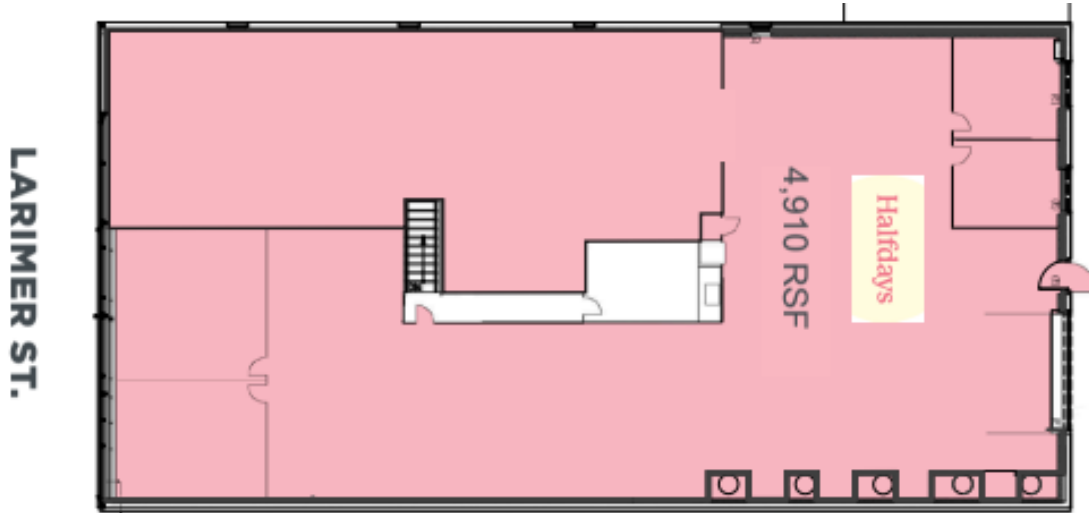
**TYLER BRAY**  
303.808.9172  
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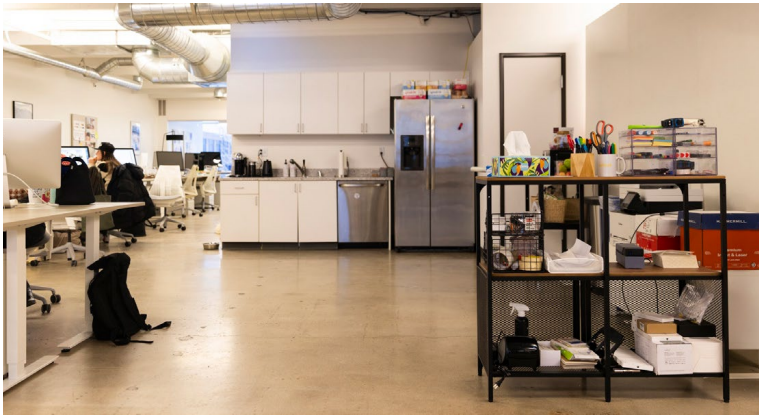
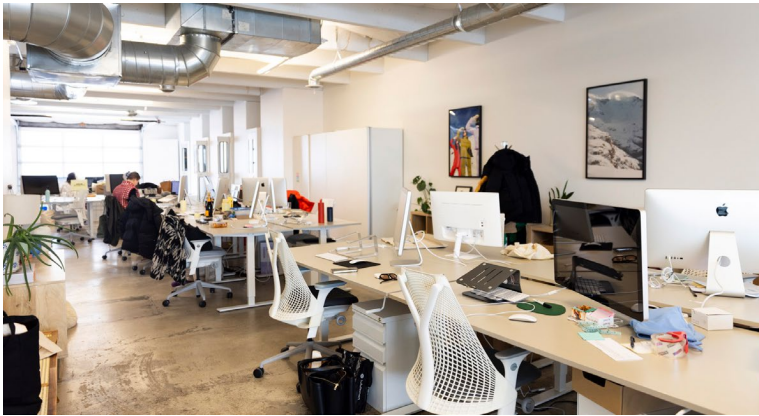
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## Floor Plan



## Interior Photos



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## Demographics

	1 Mile	3 Mile	5 Mile
Population	29,736	209,485	462,510
Households	14,436	110,364	220,476
Median Age	32.5	34.0	35.0
Median Household Income	\$105,097	\$103,333	\$105,516

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