

# 2151 Larimer St

2151 Larimer St, Denver, CO 80205



Presented by  
Garris Commercial & Investment Real Estate



## Price: \$20.00 /SF/YR

Free Standing Warehouse Building in Busy Retail District.

Drive In / Roll Up Door.

Two Updated Restrooms including ADA

Split Floor Plan with Two Private spaces.

Tenant Pays Utilities but no additional NNNs.

Perfect for Fitness, E-Commerce, Small Scale Manufacturing, Retail, Flex Industrial. Possibilities are Endless!

Adjacent Parking Available at Well Below Market Rates.

High Visibility from 22nd Ave and Larimer Street.

DO NOT DISTURB TENANT

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Prime Location

Skylights provide natural light throughout

Incredible lease rate with NO NETS!

Parking available at additional below market rates



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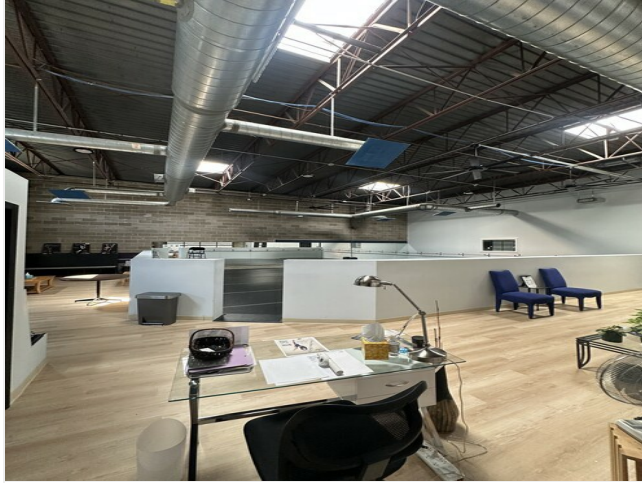


**GARRIS**

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DENVER | SUMMIT

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## Listing space

### 1st Floor

Space Available	4,800 SF
Rental Rate	\$20.00 /SF/YR
Date Available	June 01, 2026
Service Type	Modified Gross
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Free Standing Warehouse Building in Busy Retail District. Two Drive In / Roll Up Doors. New Restrooms including ADA. Split into two sections with open concept. Tenant Pays Utilities but no additional NNNs. Perfect for Fitness, E-Commerce, Small Scale Manufacturing, Retail, Flex Industrial. Possibilities are Endless! Adjacent Parking Available at Well Below Market Rates. High Visibility from 22nd Ave and Larimer Street. Term length is negotiable, please contact to discuss.

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## Property Photos



IMG\_3196



IMG\_3191

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## Property Photos



IMG\_3194



IMG\_3190

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## Property Photos



IMG\_3192



IMG\_3189

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## Property Photos



Primary Photo



Building Photo

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## Location

