

3518

LARIMER ST

DENVER, CO 80205

SALE PRICE
CONTACT BROKER

\$40-45/SF NNN
LEASE RATE

8,358 RSF
BLDG SIZE

 **SUITE SIZES RANGING FROM 2,656 SF – 8,358 SF**



**ADAPTIVE RE-USE
RETAIL/RESTAURANT/OFFICE
OPPORTUNITY IN HEART OF RiNO**

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PROPERTY SUMMARY

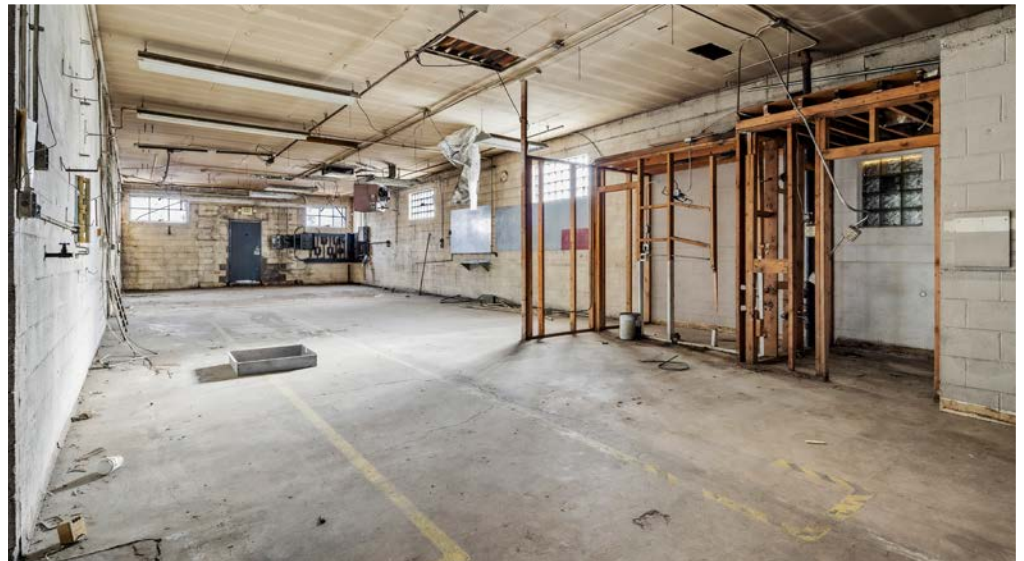
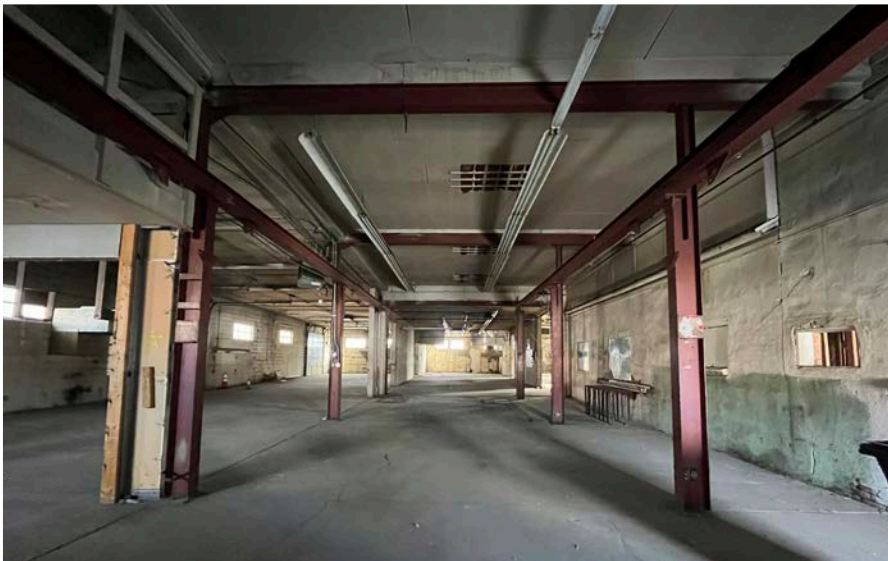
Address:	3518 Larimer St Denver, CO 80205
Sale Price:	Contact Broker
Lease Rate:	\$40-\$45/SF NNN
NNN:	TBD
Year Built:	1958
County:	Denver
Building Size:	±8,358 SF
Lot Size:	12,488 SF (0.29 AC)
Taxes (2023):	\$60,521.40
Property Type:	Retail - Restaurant-Office
Loading:	Two (2) 10'x10' Drive-in One (1) 10'x12' Drive-in
Zoning:	I-MX-3



PROPERTY HIGHLIGHTS

- Suite Sizes Ranging from 2,656 SF to 8,358 SF
- One of a Kind Adaptive Re-Use Opportunity for Retail, Restaurant, Office or Creative Commercial
- Rare Yard/Patio Space on the NE Side of the Property
- Tenant Improvement Packages Available for Credit Tenants
- Close Proximity to All Major Developments in the RiNo Neighborhood:
 - 2,397 Apartment Units Under Construction
 - 426,000 SF of Office Space Under Construction

INTERIOR PHOTOS

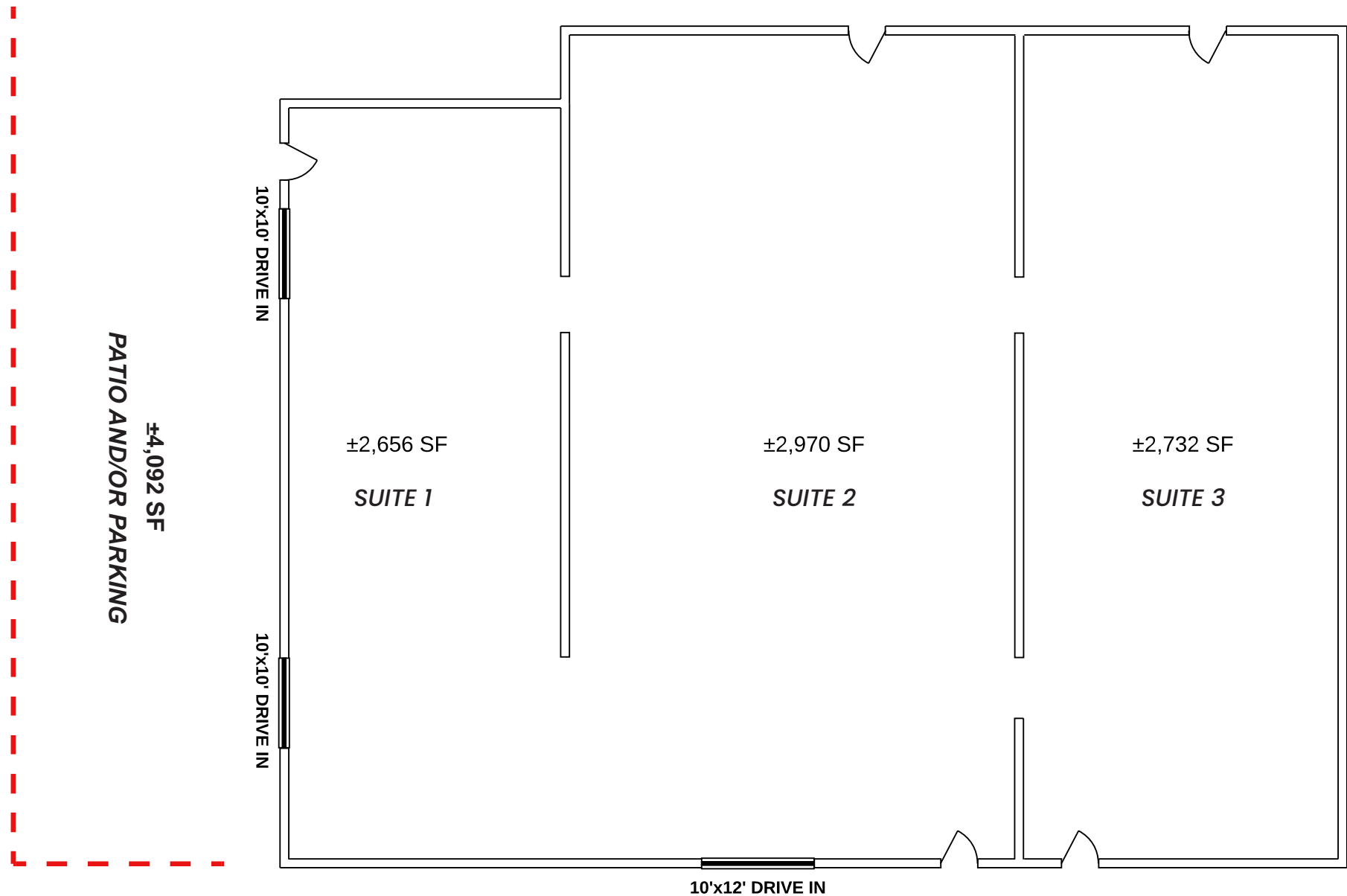


EXTERIOR PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FLOORPLAN OPTIONS



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