

# LODO Retail/Office Building for Lease

2049-2053 Larimer Street, Denver, CO 80205



**For Lease: \$33/SF NNN**

## BUILDING OVERVIEW

<b>Building SF:</b>	3,125± SF
<b>Lot Size:</b>	0.14± Acres
<b>YOC:</b>	1885 / 2016
<b>HVAC:</b>	2 Units
<b>Parking:</b>	14 Surface Spaces (Ratio 4.48/1,000)
<b>Rental Rate:</b>	\$33.00/SF NNN
<b>Est. NNN's:</b>	\$10-\$12/SF

## PROPERTY HIGHLIGHTS

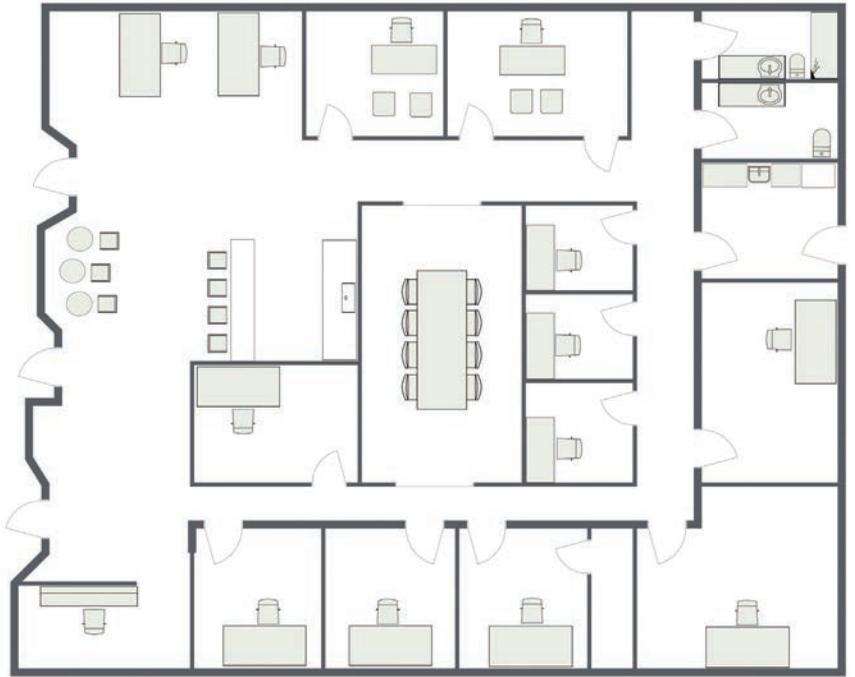
- Premier Visibility on Larimer St.
- Elegant Wood Beams and Exposed Brick
- Fenced Lot with Ability for 14 Parking Spaces
- Walking Distance to Bars & Restaurants
- 2016 Renovation (Setup for Coworking)
- Additional Basement Storage
- Private Restrooms with Shower
- Abundance of Natural Light

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**Brokerage Disclosure  
to Buyer**

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Floorplan shown as a visual reference only and may not be accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	49,382	228,469	457,644
Households	29,922	121,285	217,311
Median HH Income	\$92,004	\$86,146	\$84,005
Median Age	34.50	35.40	36.50
Traffic	15,649 vpd - Larimer St @ 20th St (2022)		

Source: CoStar 2024

