LOCATION

Nestled in the heart of Downtown Denver, Larimer Square sits at the center of the Central Business District, Union Station and the burgeoning Platte River Valley.

DENVER’S CENTRAL SQUARE

Just minutes from the Colorado Convention Center, the Denver Art Museum and Center for the Performing Arts, the Pepsi Center, Coors Field and four university campuses, Larimer Square sits at the intersection of the Rocky Mountain region’s finest urban attractions.

TRANSPORTATION & PARKING

Larimer Square is easily accessible by car—less than one mile from I-25 and Denver’s main transit artery, Speer Blvd—and offers onsite parking through a private garage. Its proximity to the newly renovated Union Station also provides easy rail access for local commuters and visitors alike. Notably, a direct airport route via the light rail network makes the square a favorite stopover for travelers on their way to Vail, Aspen Snowmass and other celebrated Colorado resorts.

LODGING

For out-of-town visitors, Larimer Square is located within easy walking distance of numerous luxury and boutique hotels, including the Four Seasons, the Ritz-Carlton, Hotel Monaco, and The Oxford.
**THE BIRTHPLACE OF DENVER**

As the Main Street of gold rush-era Denver, Larimer Square has been at the center of the city’s economic and cultural evolution since the 19th century. Once inhabited by the city’s first bank, post office, theater—and a number of notoriously rowdy saloons—today, its charming 1800s architecture is home to chef-driven eateries, artisanal retailers and a lively nightlife scene.

Yet the Square nearly succumbed to the modernizing thrum of “progress” during Denver’s post-WWII oil and gas boom. For a time, this historic block became derelict—marked by flophouses and pawn shops—and even became a target for demolition. It was only with the 1960s championing of Larimer Square by the Denver Urban Renewal Authority that the neighborhood was able to regain its footing, earning the designation of the city’s first historic district in 1971.

Since then, Larimer Square has reemerged as Denver’s premier walkable shopping and dining destination—not to mention, one of its most recognized landmarks. Appealing to locals and visitors alike, this intimate community of retailers and restaurateurs continues to evolve with the times, celebrating numerous signature events under its sparkling canopy of lights each year.
THE CULINARY CUTTING EDGE
Larimer Square has been home to numerous nationally-recognized restaurateurs, including James Beard-nominated or awarded chefs Jennifer Jasinski, Troy Guard and Frank Bonnano.

A BOUTIQUE APPROACH
American craftsmanship drives the careful curation of the tenant mix—from beloved independent retailers to respected international brands such as Timbuk2, Fluevog, Goorin Bros. and Pendleton.

A ROCKY MOUNTAIN DESTINATION
Since the 1970s, local preservation efforts have helped transform Larimer Square into one of Denver’s most noteworthy attractions. Most notably, Jeff Hermanson’s 1993 purchase of the Square marked the reshaping of the district as a haven for small businesses—from chef-owned and operated restaurants to independent boutiques.

Today, Larimer Square continues to celebrate local talent and entrepreneurship, reaffirming its historic role as the city’s social center.

A DENVER ESSENTIAL
Travelers make up a significant portion of Larimer Square’s annual visitors, due to regular features in such publications as USA Today or USNews.com.
COMMUNITY EVENTS ON THE SQUARE
Throughout the year, Larimer Square welcomes over 230,000 visitors to experience the spirit of the city’s historic center, celebrating Denver’s local talent and creative community through a series of signature events. Below are a few of these featured experiences.

DINING AL FRESCO
Each summer for three nights, the award-winning chefs of Larimer Square extend their patios into the streets for a one-of-a-kind dining experience. Basking in the glow of the block’s charming canopy of lights, no Denver summer is complete without an evening on the Square.

CHALK ART FESTIVAL
For over 17 years, more than 200 professional, amateur and student artists have transformed downtown Denver into a living canvas for vivid pastel chalk. Their intricate paintings cover four city blocks in and around Larimer Square, with subjects ranging from stunning masterworks to surreal modern images. Visitors have the rare opportunity to witness the artistic process in real time, while enjoying music, wine, food and the charming shops of Larimer Square.

SLOW FOOD NATIONS
An international festival of flavor, culture and exploration, Slow Food Nations seeks to connect Denver diners directly to the source of their food. Featuring farmers, artisans and chefs from across Colorado, this annual festival offers workshops, talks and classes for food lovers of all ages.
### FACTS & FIGURES

#### DOWNTOWN DENVER

<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overnight visitors in 2017</td>
<td>17.4 MILLION</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>10,000</td>
</tr>
<tr>
<td>College students in downtown Denver</td>
<td>55,000</td>
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#### LARIMER SQUARE

<table>
<thead>
<tr>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Total Office SF</td>
<td>99,000</td>
</tr>
<tr>
<td>Total Retail SF</td>
<td>129,000</td>
</tr>
<tr>
<td>Historic Structures built between 1875-1900</td>
<td>19</td>
</tr>
<tr>
<td>Modern structures built between 1970-2003</td>
<td>4</td>
</tr>
<tr>
<td>Residents within a 20 minute drive</td>
<td>1.1 MILLION</td>
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#### TRAFFIC + PEDESTRIAN COUNTS

<table>
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<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Cars per week at 15th + Larimer Streets</td>
<td>65,000</td>
</tr>
<tr>
<td>Peds per week at 15th + Larimer Streets</td>
<td>30,000</td>
</tr>
</tbody>
</table>

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“THE BEST BLOCK FOR SHOPPING IN DENVER IS LARIMER SQUARE”  
– New York Times

“THE CENTRAL POINT FOR SHOPPING AND DINING IN DENVER”  
– Travel + Leisure

“BEST NEW RESTAURANT NEIGHBORHOOD”  
– Westword

2018 BEST THINGS TO DO IN DENVER  
– Condé Nast
CURRENT TENANTS

EAST
1. TAMAYO  
   1400 Larimer Street  
2. DOG SAVVY  
   1402 Larimer Street  
3. STARBUCKS  
   1406 Larimer Street  
4. FRINJE   
   1408 Larimer Street  
5. GUSTERN S SILVERSMITHS  
   1410 Larimer Street  
6. AILLEA  
   1412 Larimer Street  
7. GOORIN BROS. HAT SHOP  
   1414 Larimer Street  
8. MOUNTAIN KHAKIS  
   1416 Larimer Street  
9. RUSSELL'S SMOKEHOUSE  
   1418 Larimer Street  
10. GREEN RUSSELL  
   1420 Larimer Street  
11. QINTI  
   1422 Larimer Street  
12. BISTRO VENDÔME  
   1424 Larimer Street  
13.  
   1426 Larimer Street  
14. ELEMENT  
   1428 Larimer Street  
15. SCARPALETTO  
   1430 Larimer Street  
16. JOHN ATENCIO  
   1432 Larimer Street  
17. CRÚ  FOOD + WINE BAR  
   1434 Larimer Street  
18. COMEDY WORKS  
   1436 Larimer Street  
19. JOHN FLUEVOG SHOES  
   1438 Larimer Street  
20. TAG  
   1440 Larimer Street  
21. THE MARKET  
   1442 Larimer Street  
22. OCEAN PRIME  
   1444 Larimer Street

WEST
1. TED'S MONTANA GRILL  
   1401 Larimer Street  
2. ELUCID HALL  
   1317 14th Street  
3. CRIMSON ROOM  
   1317 Larimer Street  
4. TIMBUK2  
   1319 Larimer Street  
5. EVE  
   1321 Larimer Street  
6. THE BENT LENS  
   1323 Larimer Street  
7. VICTORIANA FINE JEWELRY  
   1325 Larimer Street  
8. CRY BABY RANCH  
   1327 Larimer Street  
9. HAILEE GRACE  
   1329 Larimer Street  
10. LARIMER SOCIAL  
   1331 Larimer Street  
11. LARIMER SOCIAL  
   1331 Larimer Street  
12. RIOJA  
   1333 Larimer Street  
13. CORRIDOR 44  
   1335 Larimer Street  
14. JOHN FLUEVOG SHOES  
   1337 Larimer Street  
15. TAG  
   1339 Larimer Street  
16. THE MARKET  
   1341 Larimer Street  
17. OSTERIA MARCO  
   1343 Larimer Street  
18. MODA MAN  
   1345 Larimer Street  
19. OCEAN PRIME  
   1347 Larimer Street
PROPERTY FEATURES

• Two semi-private outdoor courtyards
• Located in the center of downtown Denver
• Ground Floor Retail & Upper Floor Office
• Ample parking available in onsite garage and three valet stands for customer convenience
• Onsite security personnel
• Short term, flexible lease terms available
• Larimer Social, our events space, is available for larger parties and events