

FOR LEASE

3120 IRVING ST, DENVER, CO



RATE: NEGOTIABLE

5,097 - 22,433 SF AVAILABLE | EDUCATION



Michael Harpole
mike@tributaryre.com
303.880.8770

Amy Aldridge
amy@tributaryre.com
720.217.7340

1416 LARIMER ST., STE 203 | DENVER, CO 80202

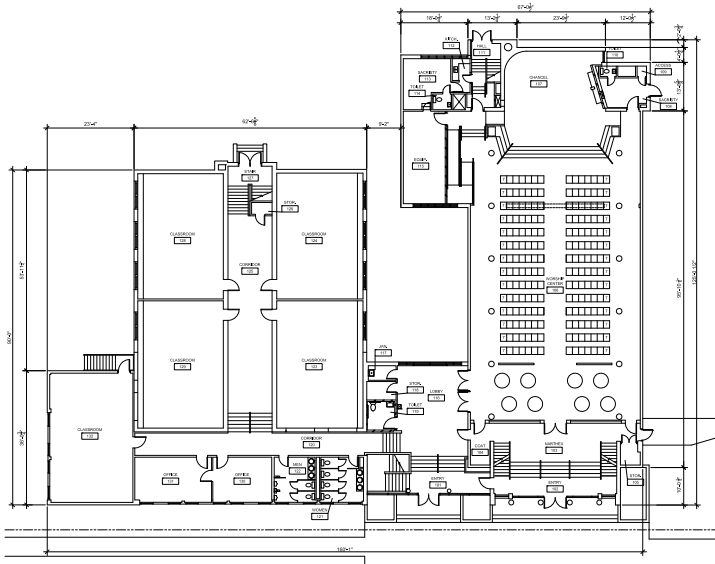
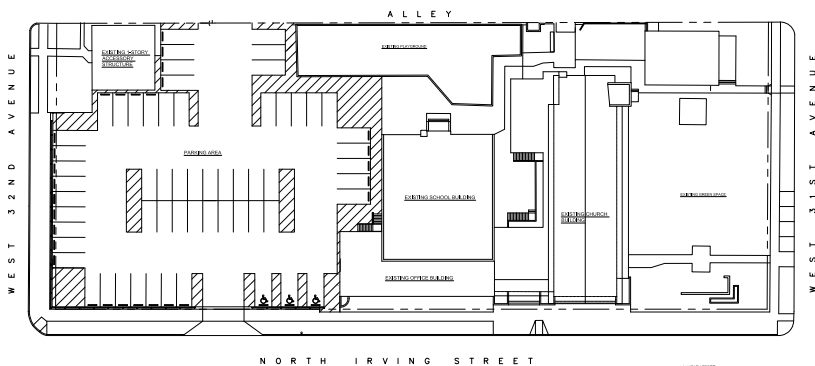
SPACE FOR LEASE

**5,097-22,433 SF AVAILABLE |
E-1 OCCUPANCY**

- Rate: Negotiable
- Available 7/1/2020
- Renovated in 2018
- 5,097 SF dedicated space
- 17,336 SF shared space
- 50% Handicap Accessible
- 34 Shared Parking Spaces
- Cafeteria/Multi-Purpose Space
- Performing Arts Center
- Conference Room



FLOORPLAN



**Watch the
Virtual Tour**

1416 LARIMER ST., STE 203 | DENVER, CO 80202

Perfect location for a growing charter or private school.

- Walking distance to Highland Park
- Walking distance to Denver Public Library
- Coffee/Break Room
- Outdoor Lawn Space
- Mix of Dedicated and Shared Space
- Office Space
- Specialty Rooms



1416 LARIMER ST., STE 203 | DENVER, CO 80202