**FREE MONUMENT SIGNAGE PACKAGE – SIGN A LEASE AND WE'LL PUT YOUR BUSINESS ON COLORADO BLVD**

IMPACT COMMERCIAL REAL ESTATE

## Office Space For Lease

# 2765 S Colorado Blvd | Denver

735 SF - 843 SF | $21.50/SF FS for the first 3 months*

***Full Service for the first 3 months of any lease full executed by December 2026.**

**Expenses include: Property and common area maintenance, building insurance, property taxes, internet, all utilities and camera/security.**

Positioned along the highly trafficked South Colorado Boulevard corridor, 2765 S Colorado Blvd offers a rare opportunity to lease efficient, small-format office suites in a highly accessible central Denver location.

With strong surrounding demographics, excellent visibility, and easy highway connectivity, this property is ideal for small businesses seeking a professional presence in a well-established and amenity-rich submarket.

| Demographics & Community | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 14,679 | 152,393 | 418,492 |
| Avg. Household Income | $155,644 | $130,304 | $127,970 |
| Estimated Households | 6,650 | 70,993 | 196,628 |

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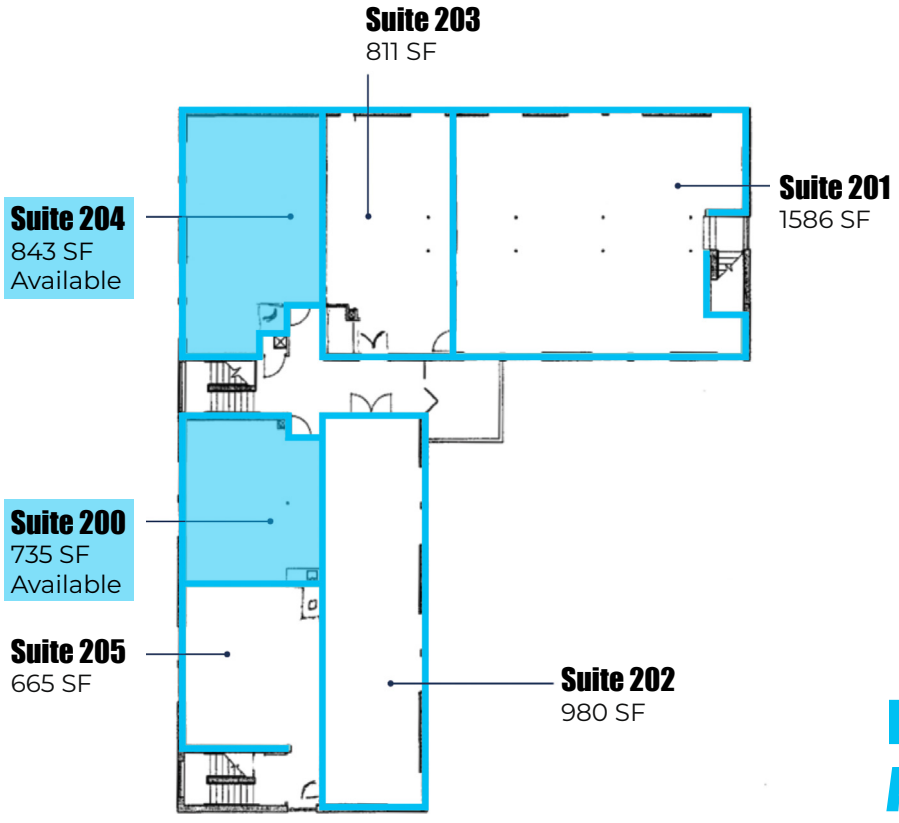


### Current Availablility

Suite 200 - 735 SF

Suite 204 - 843 SF

### Lease Rate

$21.50/SF + $14.18/SF NNN

### Expenses Inculde

- Property and common area maintenance
- Building insurance
- Property taxes
- Internet
- All Utilities
- Camera/Security

## Rare Small Spaces Available

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