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

IMPACT COMMERCIAL REAL ESTATE

Studio/Office Space For Lease

2765 S Colorado Blvd | Denver

Garden Level - 1,350 SF | $15.50/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.

2765 S Colorado Blvd presents a unique opportunity to lease a fully built-out wellness and fitness space in a highly accessible central Denver location.

The space is currently home to Barre Forte and is available for immediate occupancy. For users seeking a turnkey opportunity, the Barre Forte business is also available for purchase separately.

With strong surrounding demographics, excellent visibility, monument signage availability, and easy highway connectivity, this property is ideal for fitness, wellness, studio, or boutique service-oriented 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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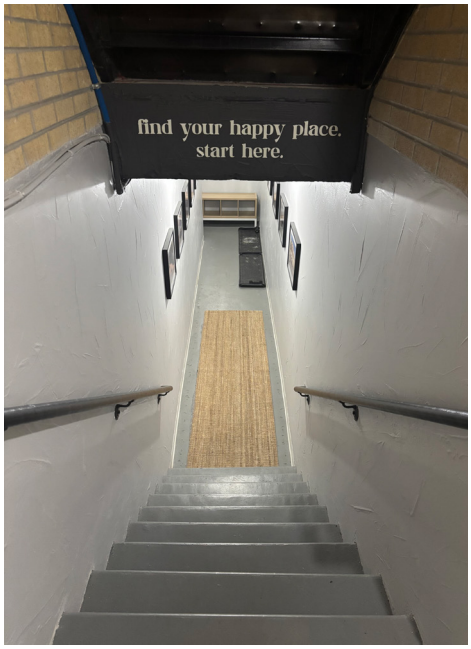

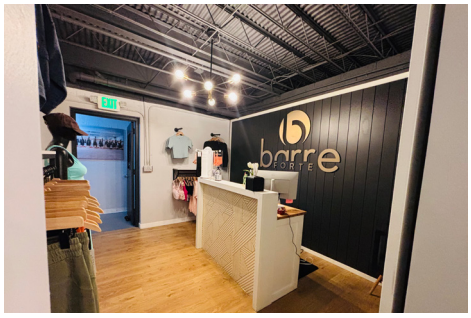

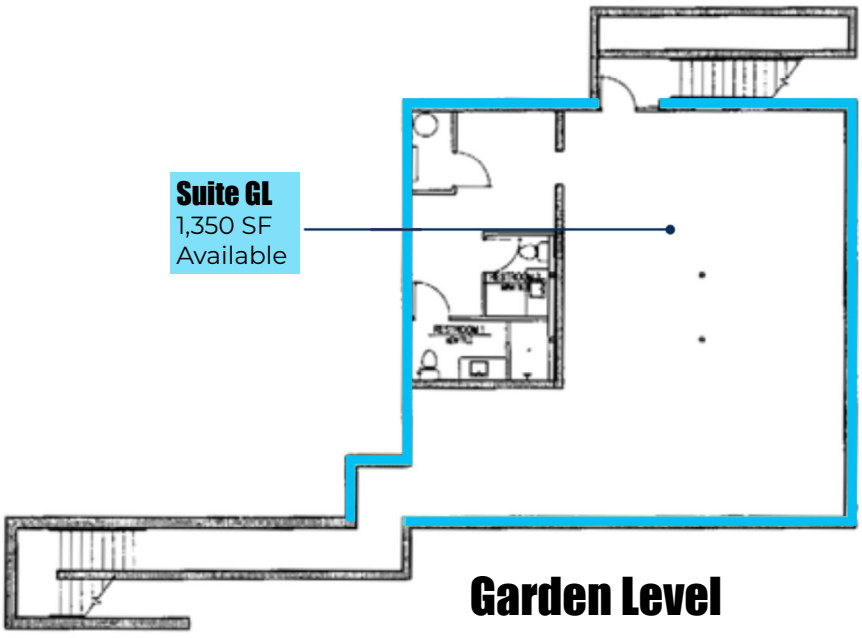

Garden Level

Lease Rate

~~$15.50/SF + $14.18/SF NNN~~

Special Promotion

$15.50/SF Full Service for the first 3 months*.

Expenses Inculde

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

barre FORTE

Barre Forte business is also available for purchase

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