

Office Space for Lease

2765 S COLORADO BOULEVARD, DENVER, CO 80222

**REDUCED LEASE RATE! PLUS
BROKER INCENTIVE AND ONE MONTH FREE RENT!**



Overview

Hoff and Leigh is proud to present this newly renovated office suite in the heart of the Wellshire neighborhood near Colorado Blvd and I-25. The suite is complete with an open office layout, conference room and kitchenette. It is built out with floor to ceiling glass, updated finishes and floors. Building wifi and all utilities are included with the NNN cost. Monument and building signage are also available.

*Broker Incentive and one month rent abatement being offered

Highlights

- All Utilities Included
- Building Wifi Included
- Street Facing
- Monument Signage Available

Property Details



Lease Rate

\$25.00 SF/YR (+\$11.58 NNN)
\$21.50 SF/YR (+ \$11.58 NNN)



Space Available

980 SF

Rev: October 30, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Lisa Langiewicz

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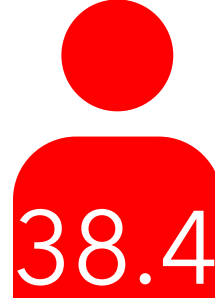
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2765 S Colorado Blvd, Denver, Colorado, 80222

DEMOGRAPHICS



155,078
Population



38.4
Median Age



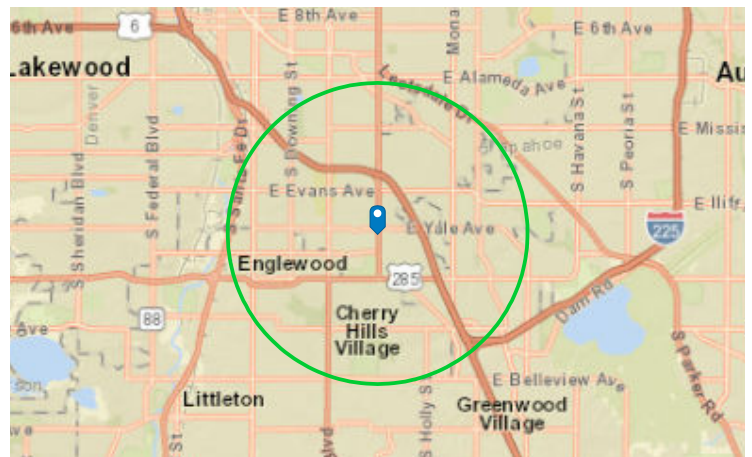
2.1
Average
Household Size



\$83,193
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Colorado Blvd	11,486	0.1
S Colorado Blvd	16,988	0.1
E Amherst Ave	505	0.1
S Harrison St	11,903	0.1
E Amherst Ave	26,500	0.1

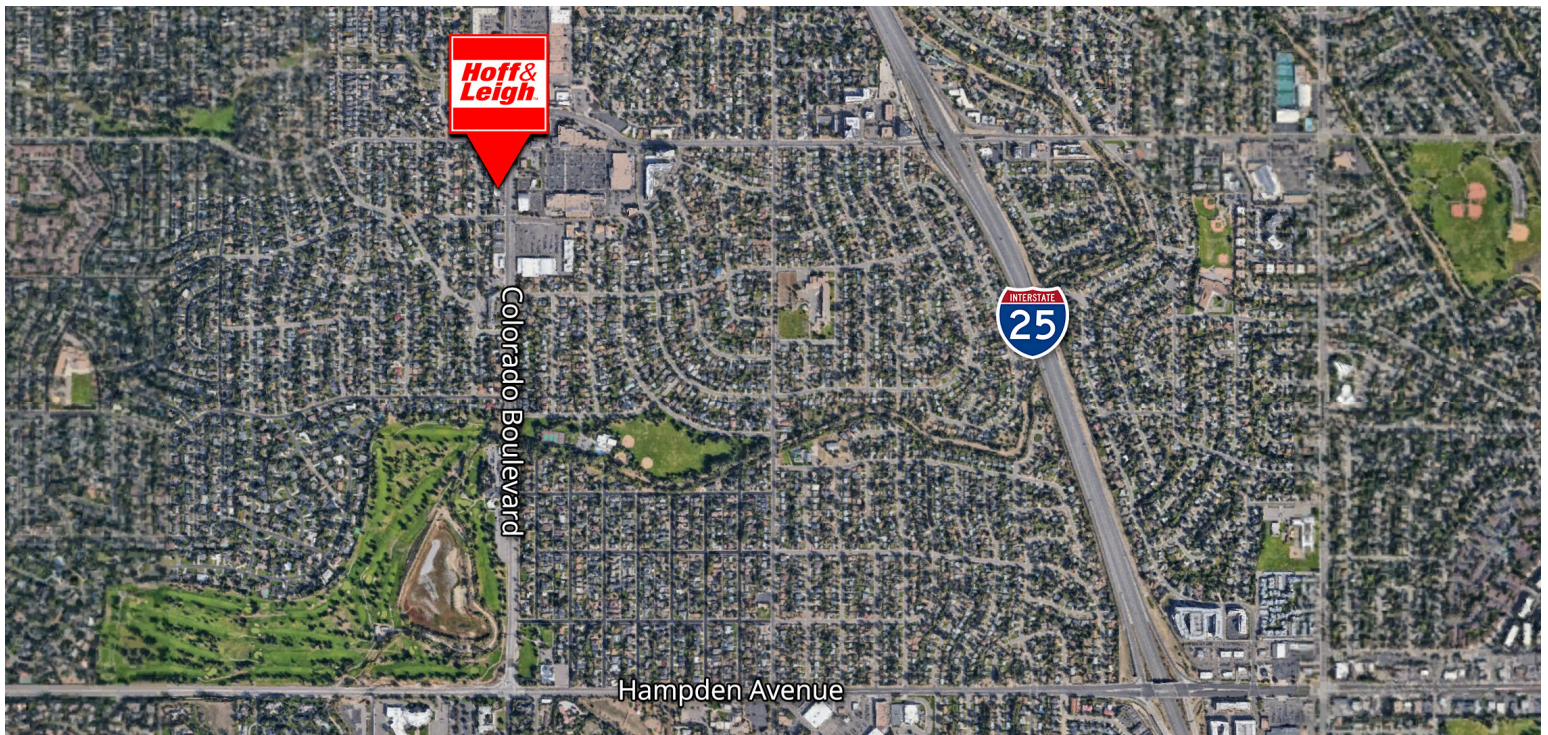


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