Office Suite Near Cherry Creek for Lease

677 COLORADO BLVD , DENVER, COLORADO 80246



Overview

Located just off busy South Colorado Boulevard, Suite 100 offers 3,143 square feet of well-appointed commercial space in an established Denver business corridor. The ground-floor suite features street visibility and convenient access to surrounding neighborhoods, major roadways, and the Cherry Creek Shopping Center.

The existing layout includes nine private offices, two conference rooms, and a dedicated copy room, providing a functional setup for businesses seeking a professional, client-facing environment. With two ADA-compliant restrooms and an efficient office configuration, the space is well suited for professional services, financial and insurance firms, medical or wellness practices, and other service-oriented businesses.

Just minutes from Cherry Creek's premier retail, dining, and business amenities, this location offers an excellent opportunity for businesses looking to establish or expand their presence in the Denver market.

Total Monthly Rent Amount: $7,333.67/Month

Highlights

- 3,143 SF Ground-Floor Commercial Suite
- Street Visibility Just Off South Colorado Boulevard
- Nine Private Offices and Two Conference Rooms (or Large Offices)
- Two ADA-Compliant Restrooms
- Convenient Proximity to Cherry Creek Shopping Center

Unit:	Size:	Lease Rate:
Suite 100	3,143 SF	$28.00 (Full Service)

Property Details

Lease Rate	Space Available	Building Size	Lot Size	Zoning
$28.00 (Full Service)	3,143 SF	3,543 SF	0.43 Acres	S-MX-5

Rev: November 20, 2026

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. Images may be AI-enhanced.



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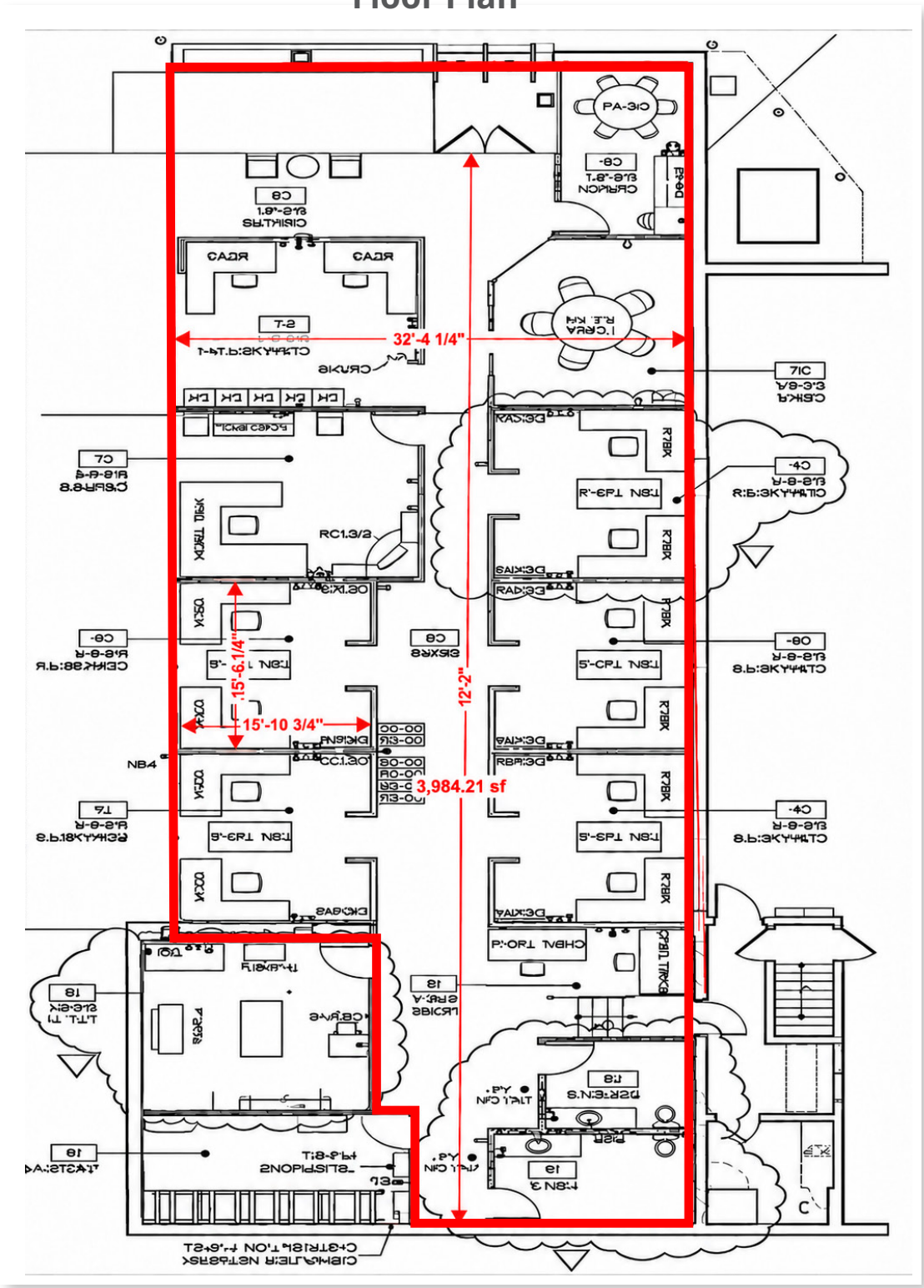


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Floor Plan



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DEMOGRAPHICS

222,635
Population

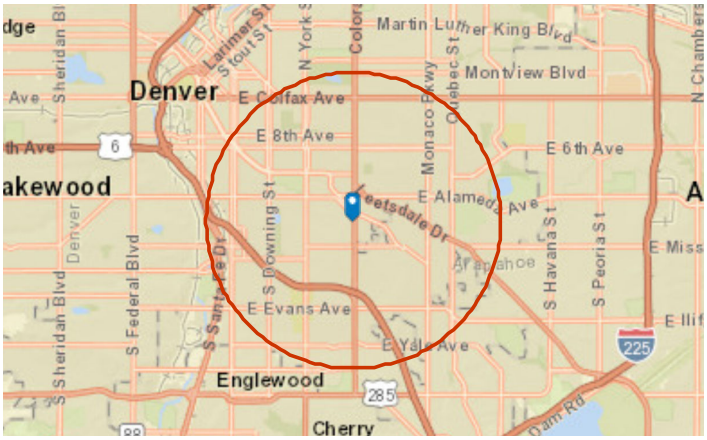
36.5
Median Age

1.9
Average Household Size

$102,490
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
S Williams St	6,743	0.1
S Harrison Ln	7,474	0.1
E Exposition Cir N	12,294	0.1
	11,998	0.1
S Garfield St	21,488	0.1



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