



## 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 August 2026.**

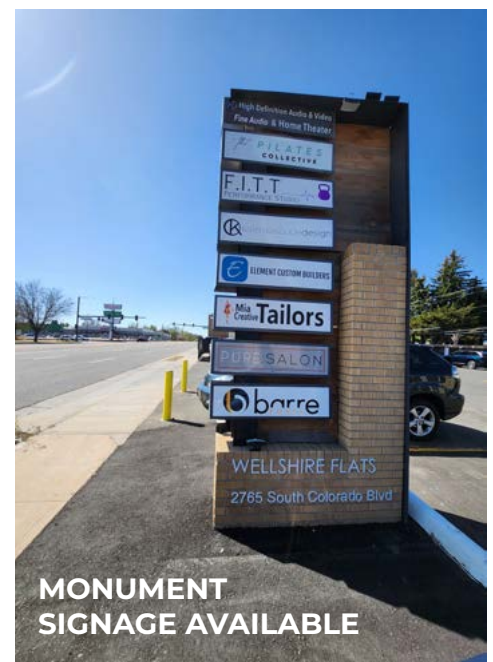
**Expenses include: Property and common area maintenance, building insurance, property taxes, internet, all utilities and camera/security.**



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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Principal

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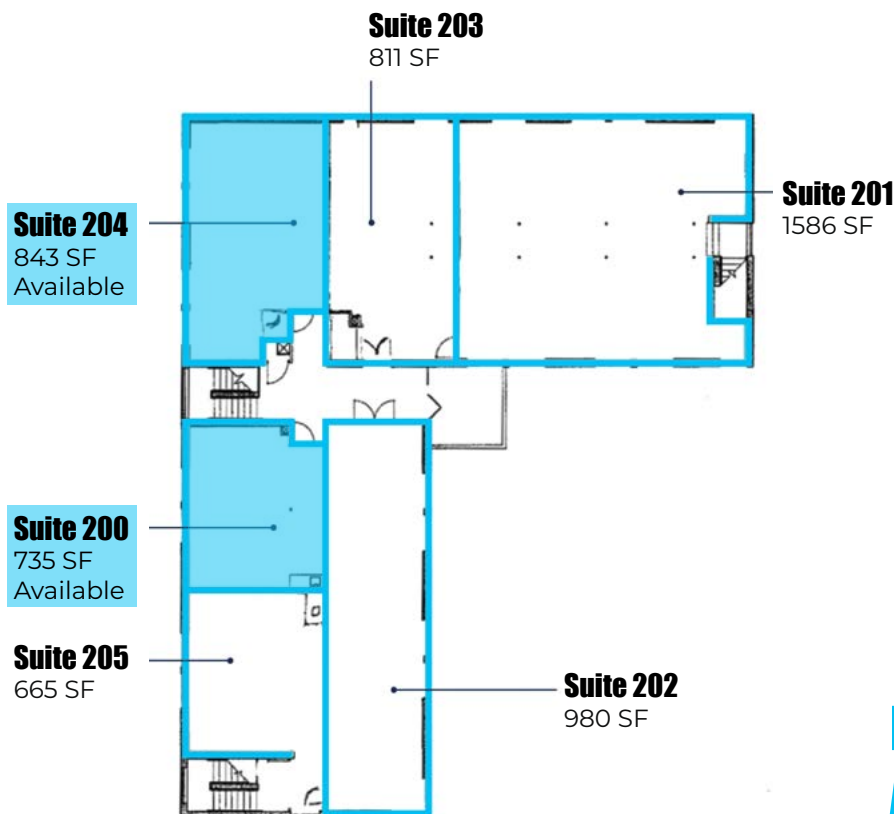
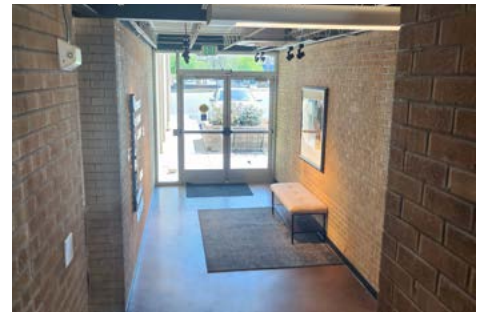
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**impactcommercial.co**



Office Space For Lease

**2765 S Colorado Blvd | Denver**



### Current Availability

Suite 200 - 735 SF

Suite 204 - 843 SF

### Lease Rate

\$21.50/SF + \$14.18/SF NNN

### Expenses Include

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

**Rare Small Spaces  
Available**

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