

FOR LEASE

Medical • Professional • Wellness • Service & Retail Space — Adjacent to Denver Health

520 Cherokee Street, First Floor Studio Suite • Baker Neighborhood • Denver, CO 80204

RORI Homes LLC • (720) 219-1693

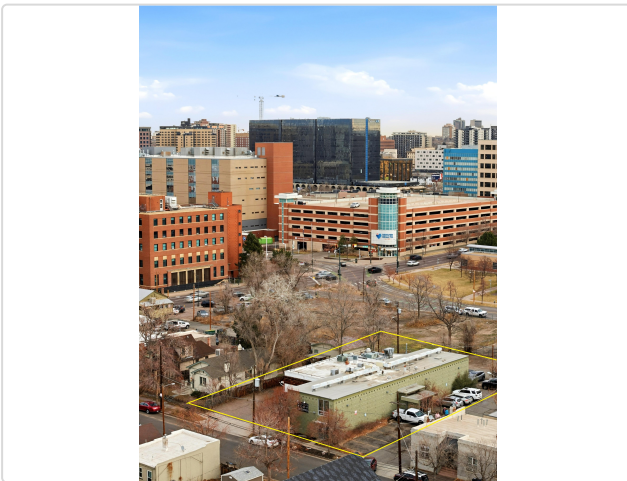
Only \$2,250 / Month — Gross Lease (\$20/SF/Year)

No NNN Charges • Property Taxes & Building Insurance Included

NEXT TO DENVER HEALTH • STEPS TO E 6TH AVE • BAKER • BROADWAY • LINCOLN • 17 ON-SITE PARKING SPACES

Move-in ready studio suite with reception, a big open hall, and two private rooms, immediately adjacent to Denver Health.

- Reception area and lounge / waiting area
- Big open hall (main studio floor) plus two private rooms — ideal for salon, wellness, or treatment use
- 17 on-site parking spaces
- Convenient first-floor access
- Boutique, character-filled building — not a generic multi-story office complex
- Flexible layout suitable for one tenant or multiple practitioners



Aerial View — Property Outlined in Yellow, Adjacent to Denver Health



Building Exterior — 520 Cherokee St

Property Overview

A charming boutique building unlike any corporate high-rise

Address	520 Cherokee St, First Floor Unit, Denver, CO 80204
Size	Approximately 1,370 SF — reception, big open hall, two private rooms, and bathroom
Layout	Entry walkway + reception + big hall (open studio) + two private rooms + bathroom
Floor	First floor — street-level access
Rent	\$2,250 / month gross (\$20/SF/Year) — no NNN charges (taxes, insurance, and CAM included)
Parking	17 on-site parking spaces
Location Highlights	Directly adjacent to Denver Health; steps to E 6th Ave, in the Baker neighborhood; close to Broadway & Lincoln
Lease Terms	Flexible lease terms; tenant improvements negotiable; long-term lease available

Ideal Uses

- Hair or beauty salon
- Massage or spa studio
- Fitness or dance studio
- Medical or wellness practice
- Counseling or therapy practice
- Creative studio (photography, art)
- Professional office
- Retail or boutique
- Non-profit or community organization
- General service-based business

Interior Photos



Reception Area

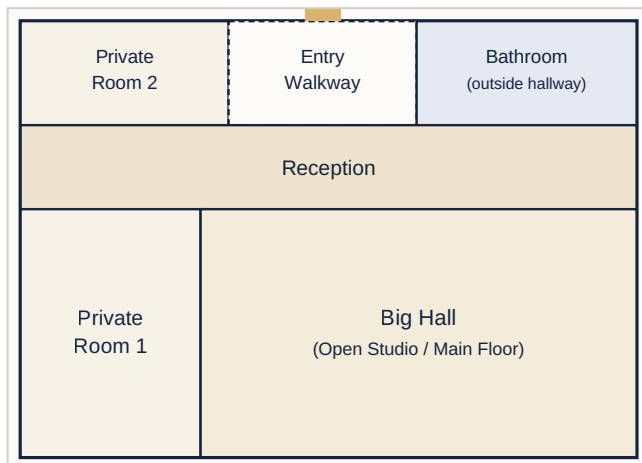


Lounge & Waiting Area



Private Studio Room

Illustrative Layout



Illustrative layout — not to scale. Approx. 1,370 SF total.

An entry walkway leads straight to the reception desk, with a private room and the bathroom flanking the walkway near the door — both accessed directly from the entrance rather than through the interior hallway. Behind reception opens onto a big hall (the main open studio floor), with a second private room set off to one side of the hall. 17 on-site parking spaces serve the building.

Flexible leasing: Lease the full space or share it with other practitioners to split costs. Tenant improvements negotiable; long-term lease available.

Why This Location

Cherokee Street sits in one of Denver's most active institutional corridors — immediately next to one of Colorado's busiest hospital campuses, and within walking distance of Broadway, Lincoln, and 6th Avenue. The surrounding area sees strong, consistent visibility and demand driven by the hospital campus and ongoing redevelopment, making this an excellent home base for salon, wellness, medical, creative, or professional tenants.

The property is just steps from E 6th Avenue, one of Denver's signature tree-lined parkways, and sits within the Baker neighborhood — a vibrant, walkable district known for its historic character, independent shops and restaurants, and easy access to Downtown and the Santa Fe Arts District. With Denver Health's continued campus expansion and steady patient, staff, and visitor traffic right outside the door, this address offers built-in exposure that's hard to match.

Additional Photos



Building Entry & Staircase



Open Studio / Main Floor



Private Bathroom

Available Immediately

Call today to schedule a private showing.

Flexible lease terms available • RORI Homes LLC • (720) 219-1693
520 Cherokee Street, First Floor • Denver, CO 80204