

FOR LEASE

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

STANDALONE 2-STORY BUILDING

520 Cherokee Street, Full 2-Story Standalone Building • Baker Neighborhood • Denver, CO 80204

RORI Homes LLC • (720) 219-1693

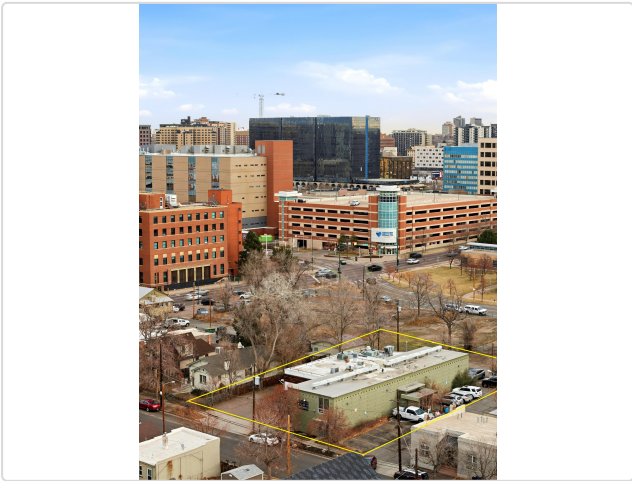
\$8,950 / Month — Gross Lease
(\$19.71/SF/Year)

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

A rare opportunity to lease an entire standalone building — two fully built-out floors, exclusively yours, immediately adjacent to Denver Health.

- Standalone 2-story building — entirely private, no shared lobbies
- 4 private rooms plus 2 large open studios across both floors
- Reception area and 4 bathrooms
- 17 on-site parking spaces
- Flexible floor plan — single headquarters or multiple departments
- Private balcony with treetop views (second floor)



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



Building Exterior — 520 Cherokee St

Property Overview

A rare opportunity to lease a standalone boutique commercial building

Address	520 Cherokee St, Denver, CO 80204
Building	2 stories — approximately 5,441 SF total
Layout	Flexible floor plan: one headquarters or multiple departments (2 first-floor suites + full second-floor suite)
Rooms	4 private rooms (Suite A: 2, Suite B: 2) plus 2 large open studios on the second floor
Bathrooms	4 bathrooms (1st floor: 2 • 2nd floor: 2 incl. women's lounge)
Parking	17 on-site parking spaces
Rent	\$8,950 / month gross (\$19.71/SF/Year) — no NNN charges (taxes and insurance included)
Location	Next to Denver Health; E 6th Ave; Baker neighborhood; Broadway & Lincoln

Building Entrances & Interior Access

A closer look at the building's entrances, stairways, and reception spaces



Building Front Entrance — 520 Cherokee St



Studio Reception Counter



Interior Stairway



Stairway to Second-Floor Reception



Second-Floor Lounge Area



Front Desk & Reception

Ideal Uses

- Medical or dental group
- Wellness or fitness campus
- Multi-discipline practice
- Hair, beauty, or spa studio
- Fitness or dance studio
- Creative studio (photography, art)
- Professional office / HQ
- Non-profit or community organization
- Retail or boutique
- General service-based business

The Floors & Suites

Suite A — First Floor

Approximately 1,370 SF • **\$2,395/month (\$20.97/SF/Year)** • Big hall and two private rooms, one bathroom • Street-level access



Suite A — Reception & Waiting Area



Suite A — Open Main Floor

Suite B — First Floor

Approximately 1,370 SF • **\$2,250/month (\$20/SF/Year)** • Reception area, big hall, two private rooms, one bathroom • Street-level access



Suite B — Studio Space



Suite B — Reception Desk

Second Floor — Full-Floor Suite

Approximately 2,700 SF • **\$4,295/month (\$19.08/SF/Year)** • Reception area and two big studios, private balcony, two bathrooms



Second Floor — High-End Reception



Second Floor — Large Open Studio

Combined Building Total

Suite A + Suite B + Second Floor • \$8,950 / month gross combined

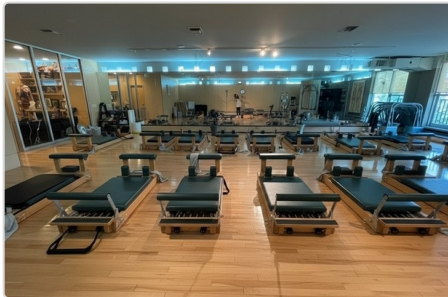
Key Features — Standalone Building

- Standalone 2-story building — entirely private and exclusively yours
- 17 dedicated on-site parking spaces
- Flexible floor plan — single headquarters or multiple departments
- 4 private rooms plus 2 large open studios — ideal for medical, exam, wellness, or office use
- Reception area (one per floor)
- 4 bathrooms including dedicated women's lounge
- Private balcony with treetop views (second floor)
- Large open studios with full-length mirrors & light coves
- Street-level first floor — ideal for medical or retail tenants
- Adjacent to Denver Health — steady built-in foot traffic
- Baker neighborhood — vibrant, walkable, high-demand corridor

Why This Location

- Immediately adjacent to Denver Health — one of Denver's largest medical campuses
- Steps to E 6th Avenue, Broadway, and Lincoln — prime visibility in all directions
- Baker neighborhood — historic, walkable, surrounded by shops and restaurants
- Minutes from Downtown Denver, the Santa Fe Arts District, and major transit routes
- Steady foot traffic from Denver Health patients, staff, and visitors
- 17 dedicated parking spaces on-site — a genuine rarity in this corridor

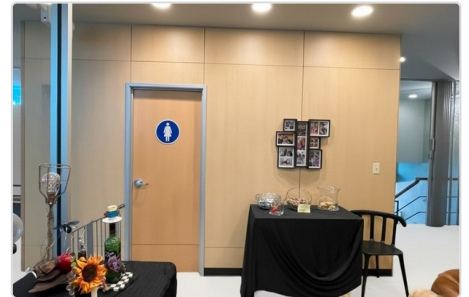
Additional Photos



Studio — Pilates Configuration



Private Bathroom & Lounge



Women's Restroom

Available Immediately

Call today to schedule a private showing of the entire building.

Flexible lease terms available • RORI Homes LLC • (720) 219-1693

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