



2,626 SF RETAIL/ FLEX SPACE IN HIGHLANDS NEIGHBORHOOD

3420 W 32ND AVE #102
DENVER, CO 80211



Position your business in one of Denver's most desirable neighborhoods with this exceptional 2,626 SF retail/flex space located in the heart of the Highlands, just off Speer Boulevard and 32nd Avenue. Offering outstanding visibility and an open industrial aesthetic, this versatile space is well suited for retail, showroom, creative office, boutique, or a variety of professional uses. The thoughtfully designed layout includes dressing rooms, a kitchenette, a private restroom, and a private rear office, providing both functionality and flexibility for your business operations. Covered garage parking is available for up to seven employees, while convenient street parking makes visiting easy for customers. An active homeowners association maintains the building's exterior and common areas, ensuring the property remains attractive and professionally managed. Additional storage space is also available for lease in the common area hallway, providing even greater convenience for your business. This is a unique opportunity to establish your business in a vibrant, high-traffic location with the character, accessibility, and amenities to support long-term success.

LEASE OFFERING SUMMARY:

TOTAL MONTHLY PRICE: \$12,645.95

LEASE TERM: 3-10 YEARS

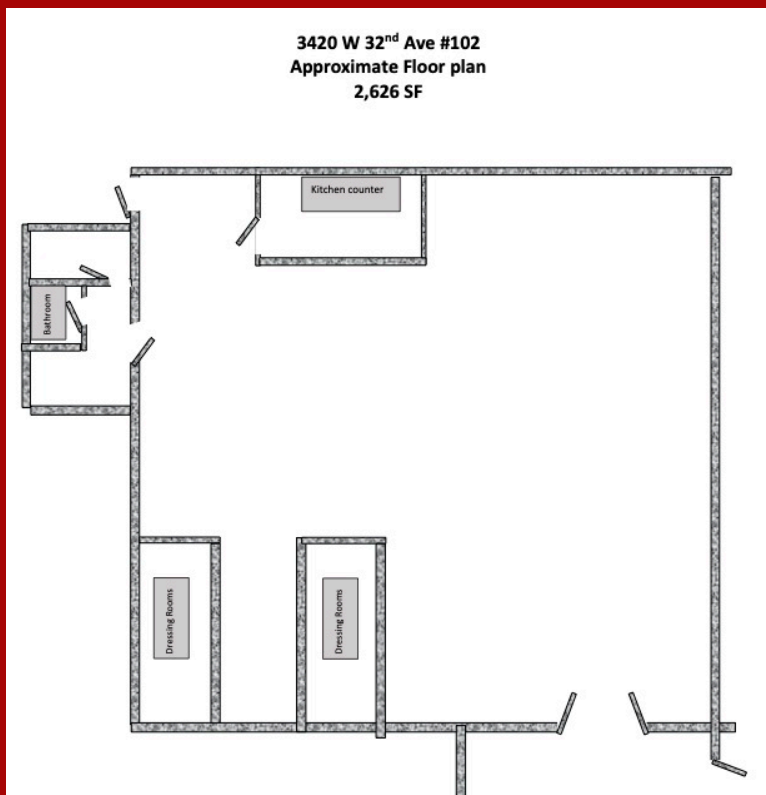
MONTHLY RENT: \$7,221.50

MONTHLY NNN: \$5,424.46

PROPERTY DETAILS:

THE SPACE INCLUDES:

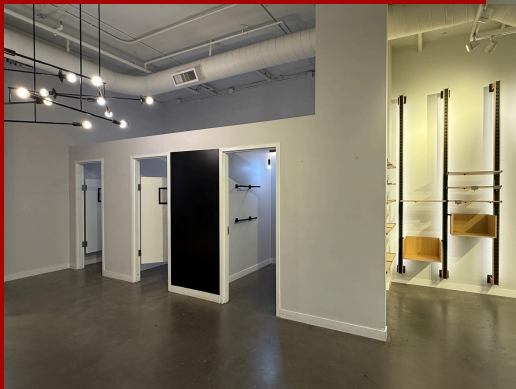
- OPEN/ FLEX INDUSTRIAL AREA
- LARGE DRESSING ROOM AREA
- BACK KITCHENETTE
- BACK ROOM WITH PRIVATE OFFICE
- PRIVATE RESTROOM
- ATTACHED GARAGE WITH 7 EMPLOYEE PARKING SPACES
- STREET PARKING IS AVAILABLE FOR GUESTS
- ACTIVE HOA
- PROFESSIONALLY MANAGED





**OPEN/ FLEX
INDUSTRIAL FEEL**

**LARGE
OPEN AREA
WITH CONCRETE
FLOORS**



**BUILT-IN
DRESSING
ROOMS**

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