

2780

S. COLORADO BLVD.
UNIT 27 | DENVER, CO

SUBLEASE



POTENTIAL BUILDOUT AS CAFE



POTENTIAL BUILDOUT AS GYM



**SUBLEASE RATE: ~~\$35.00/SF NNN~~
\$25.00/SF NNN**

3,120 SF Retail | Next to Major Tenants
Five Below, Michael's, ULTA and Petsmart

**Shames
Makovsky**

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- Adjacent to King Soopers, Five Below, Michael's, PetSmart, ULTA Beauty
- High Traffic and Highly Visible Location, off S. Colorado Blvd.
- Monument Signage Available

Property Facts:

Leasable Area	3,120 SF
Year Built	1997
Parking	251 Surface Spaces
Walk Score	86/100
Lease Term	Through 9.30.2028

SUBLEASE: \$25.00/SF NNN

