



Office Space For Lease

2765 S Colorado Blvd | Denver

735 SF - 843 SF | \$21.50/SF + \$14.18/SF NNN



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. The property features plug-and-play spaces with building Wi-Fi included, prominent signage opportunities, and immediate proximity to the University Hills Shopping Center, providing tenants with convenient access to a wide range of retail and dining amenities.

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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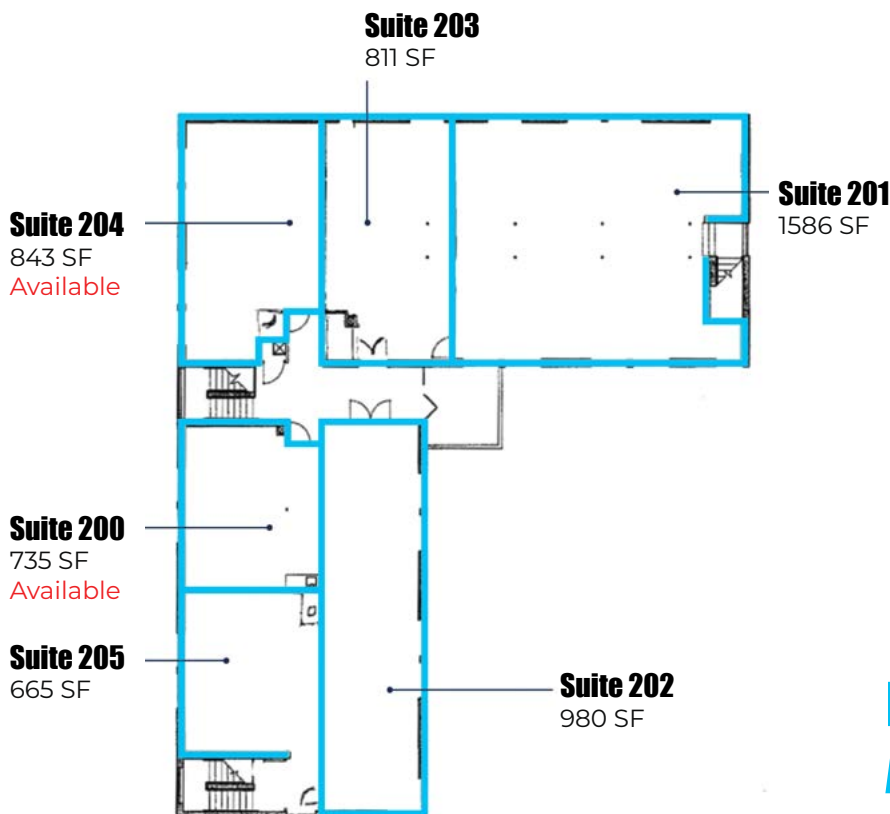
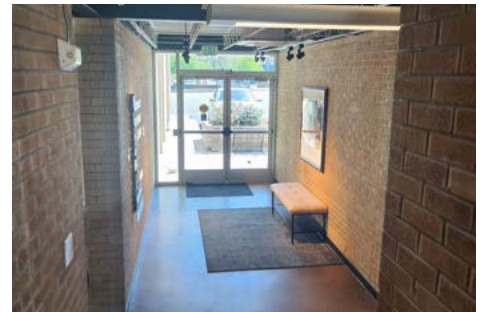
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Current Availability

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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