



Office Space for Sublease

501 S CHERRY STREET, SUITE 150, DENVER, CO 80246



Overview

Hoff & Leigh is proud to present executive offices for sublease in Cherry Creek at 501 Cherry Street. Common area includes reception space, conference room and breakroom with kitchenette. The building is conveniently located near Colorado Boulevard and Virginia. This newly renovated space is Ideal for interior design, homebuilding, or real estate businesses. Our flexible options cater to startups, small businesses, and growing enterprises. Elevate your success with the perfect location and the esteemed company of current tenants such as custom homebuilder Smith & Meade and interior design firm Everyday Lovely.

Suite:	Size:	Lease Rate:
104	170 SF	\$650/Month (FS)
105	170 SF	\$650/Month (FS)
107	170 SF	\$850/Month (FS)
110	117 SF	\$500/Month (FS)

Exterior Parking- \$50/month per car

Covered Parking- \$60/month per car

Includes:

- Annual 3% rent increase
- Shared kitchen
- Shared conference room

One year minimum lease

**Prefer lease through remainder of master lease - 10/31/2030*

Property Details



Lease Rate

\$650 - \$850/Month (Full Service)



Space Available

117 - 170 SF

Rev: April 15, 2026



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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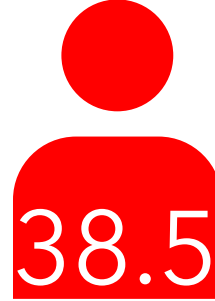
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DEMOGRAPHICS



22,833
Population



38.5
Median Age



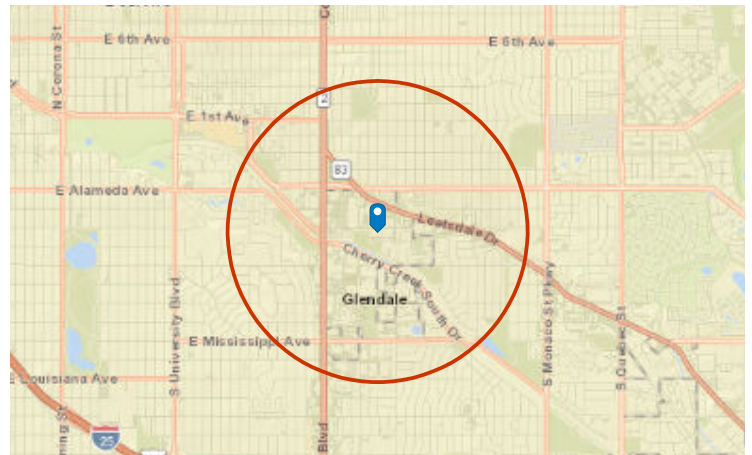
1.9
Average
Household Size



\$80,784
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Cherry St	9,300	0.0
E Virginia Ave	21,242	0.0
E Virginia Ave	10,550	0.0
S Cherry St	3,990	0.1
E Exposition Ave	19,750	0.1



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