



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222



FOR LEASE

AVAILABLE
Suite 204 | 843 SF(Open Space)
Suite 200 | 735 SF(Open Space)
NNN
 \$14.18/SF

ABOUT THE PROPERTY

- Building Wi-Fi included
- Across from University Hills Shopping Center
- Building Signage Available
- Small Spaces Available
- Plug and Play
- Easy Highway Access

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	14,679	152,393	418,492
Daytime Population	18,793	169,108	514,522
Avg. Household Income	\$155,644	\$130,304	\$127,970
Estimated Households	6,650	70,993	196,628

Year: 2024 | Source: Esri

Rare Small Spaces Available

Traffic COUNTS

E Yale Ave	16,988 VPD
S Colorado Blvd	35,961 VPD

Year: 2024 | Source: Esri

CALL BROKER FOR LEASE RATES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

For more information,
please contact:

Rick Giarratano
303.332.3952

rick.giarratano@gmail.com

Mike Lindquist
303.579.0057

mikelindquist2018@gmail.com

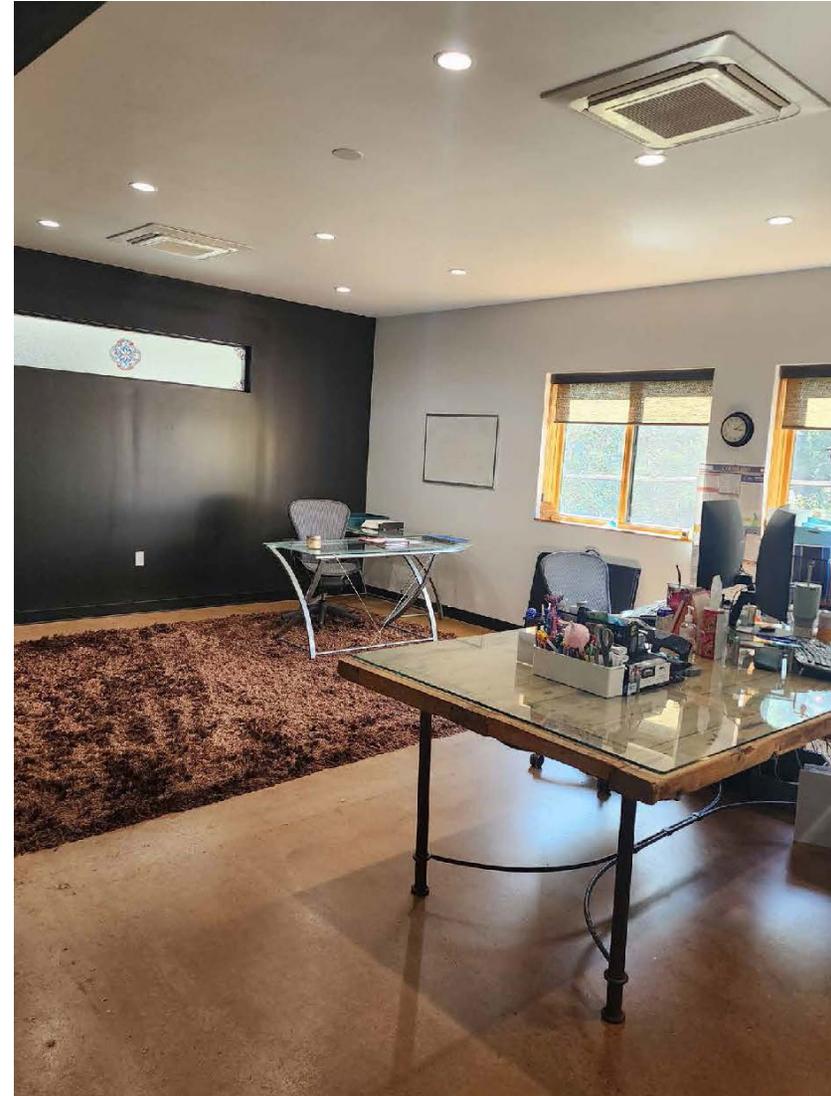
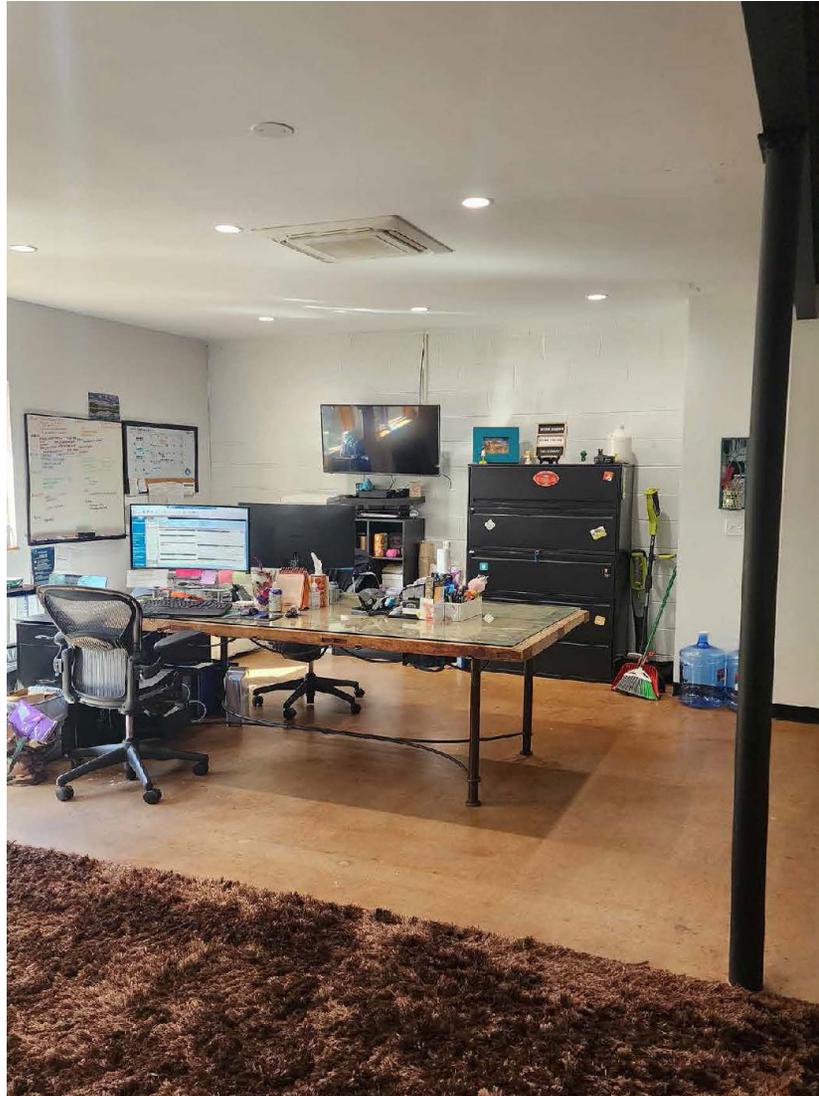
David Schwab
719.229.7910

dwschwab@msn.com

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222

Suite 210: 735 SF



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222



For more information,
please contact:

Rick Giarratano
303.332.3952

rick.giarratano@gmail.com

Mike Lindquist
303.579.0057

mikelindquist2018@gmail.com

David Schwab
719.229.7910

dwschwab@msn.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



www.ModernRECommercial.com

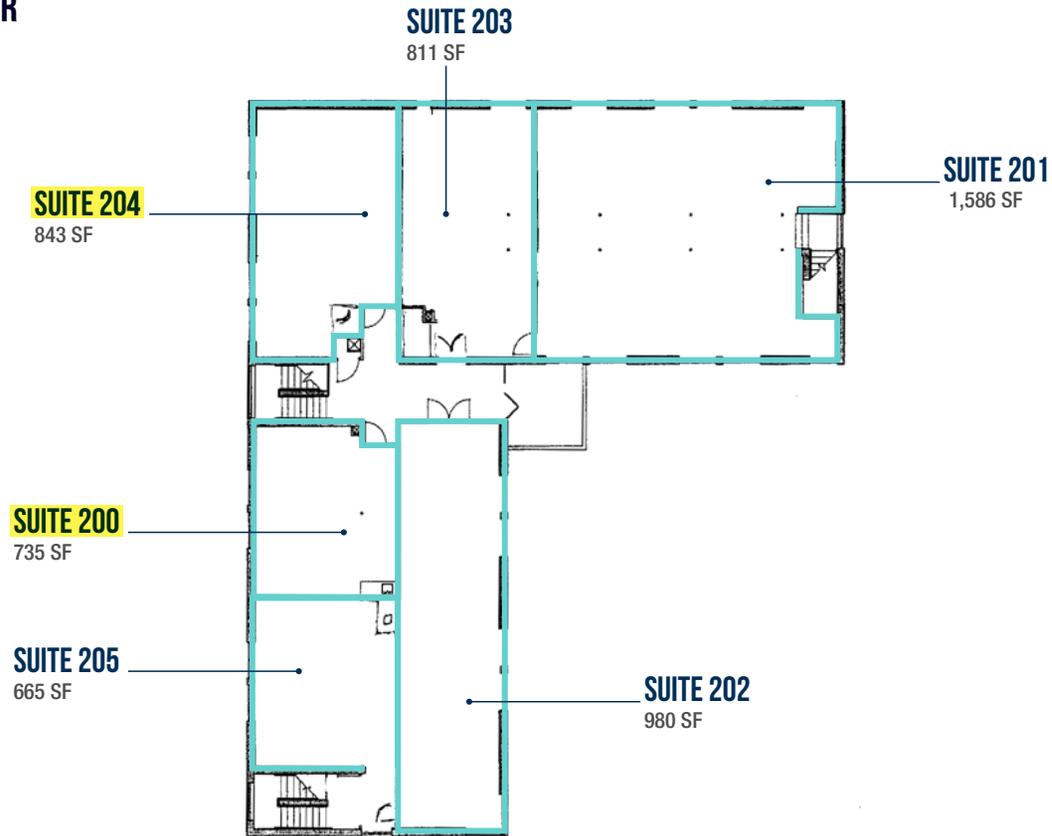
4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222

Suite 204/Suite 200

FLOOR PLANS
2ND FLOOR



For more information,
please contact:

Rick Giarratano
303.332.3952
rick.giarratano@gmail.com

Mike Lindquist
303.579.0057
mikelindquist2018@gmail.com

David Schwab
719.229.7910
dwschwab@msn.com



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222



For more information,
please contact:

Rick Giarratano
303.332.3952

rick.giarratano@gmail.com

Mike Lindquist
303.579.0057

mikelindquist2018@gmail.com

David Schwab
719.229.7910

dwschwab@msn.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

For more information,
please contact:

Rick Giarratano
303.332.3952

rick.giarratano@gmail.com

Mike Lindquist
303.579.0057

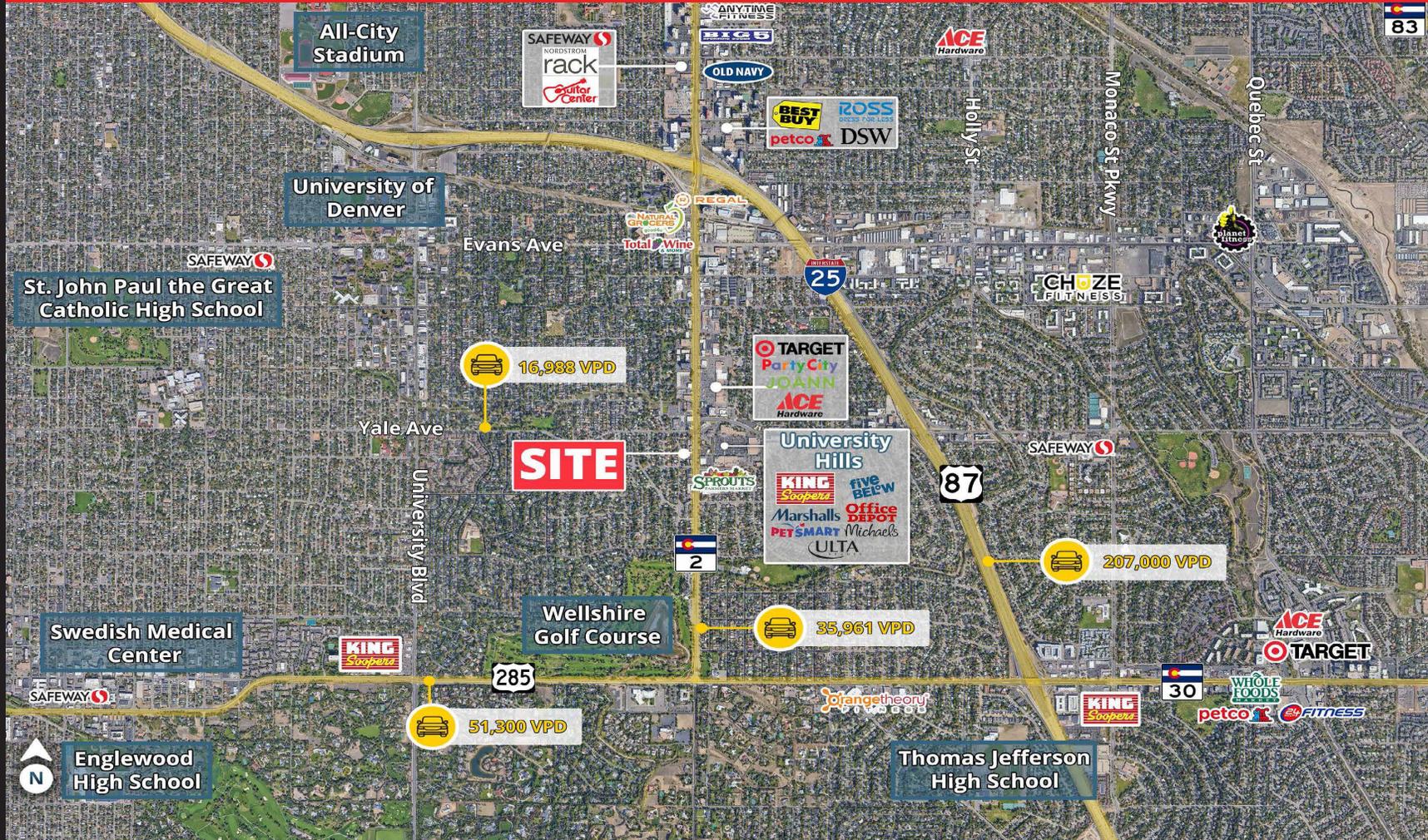
mikelindquist2018@gmail.com

David Schwab
719.229.7910

dwschwab@msn.com

OFFICE SPACE FOR LEASE

2765 S Colorado Blvd Denver, CO 80222



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.