

**FOR LEASE**  
**75 S. Madison Street**  
Suites 100 & 201 | Denver, Colorado 80209



**2,000 - 4,900 SF**  
**RETAIL/OFFICE SPACE**

Located in Cherry Creek East, across from the Gates Tennis Center, 75 S. Madison is surrounded by new and existing high-rise office, retail and residential development with more planned in the area. These spaces are one of the very few available in East Cherry Creek and could be used for a variety of retail and office uses. Covered and on-street parking is available. All this adjacent to the Cherry Creek Shopping Center and Cherry Creek North, but at affordable rental prices. Call broker for details.

**FOR LEASE - 2 SPACES**

The former Look Salon on the **First Floor** (includes outdoor patio) - 2,000 SF. \$34.00/SF/Yr NNN. NNN's are approximately \$10.50/SF/Yr but adjust yearly based on actual costs. **Second Floor Suite** - The Former Look Spa - 2,900 SF. \$22.00/SF/Yr, NNN. NNN's are approximately \$10.50/SF/Yr but adjust yearly based on actual costs.

**LEASE RATE:**

\$22.00 - \$34.00 SF/Year NNN | \$10.50/SF/Year

**PROPERTY FEATURES**

|                       |                     |          |
|-----------------------|---------------------|----------|
| <b>AVAILABLE SIZE</b> | First Floor Suite:  | 2,000 SF |
|                       | Second Floor Suite: | 2,900 SF |

**MONTHLY COSTS**

|                  | <b>FIRST FLOOR SUITE</b> | <b>SECOND FLOOR SUITE</b> |
|------------------|--------------------------|---------------------------|
| <b>SF</b>        | 2,000                    | 2,900                     |
| <b>RENT/YEAR</b> | \$34.00/SF/YR NNN        | \$22.00/SF/YR NNN         |

Covered parking costs are \$85/month

For more information, please contact:

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**PROPERTY HIGHLIGHTS**

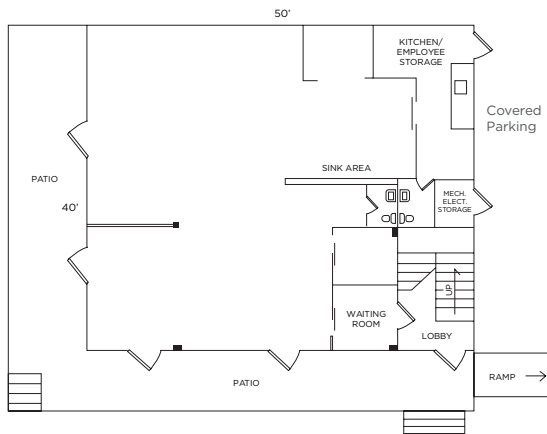
- Recently remodeled



**FLOOR PLAN**

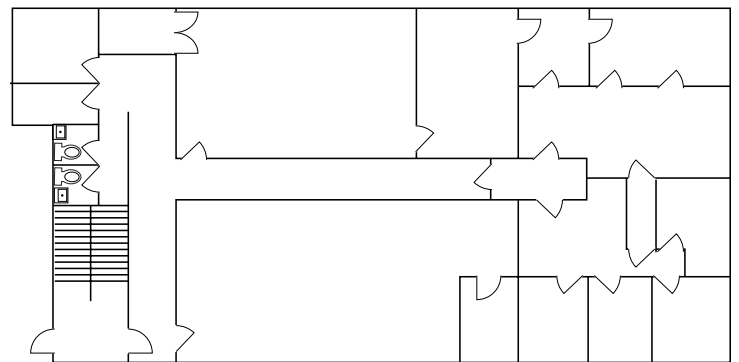
**SUITE 100 - 2,000 SF**

LOOK SALON SPACE



Not all measurements are accurate

**SUITE 201 - 2,900 SF**



Not to Scale

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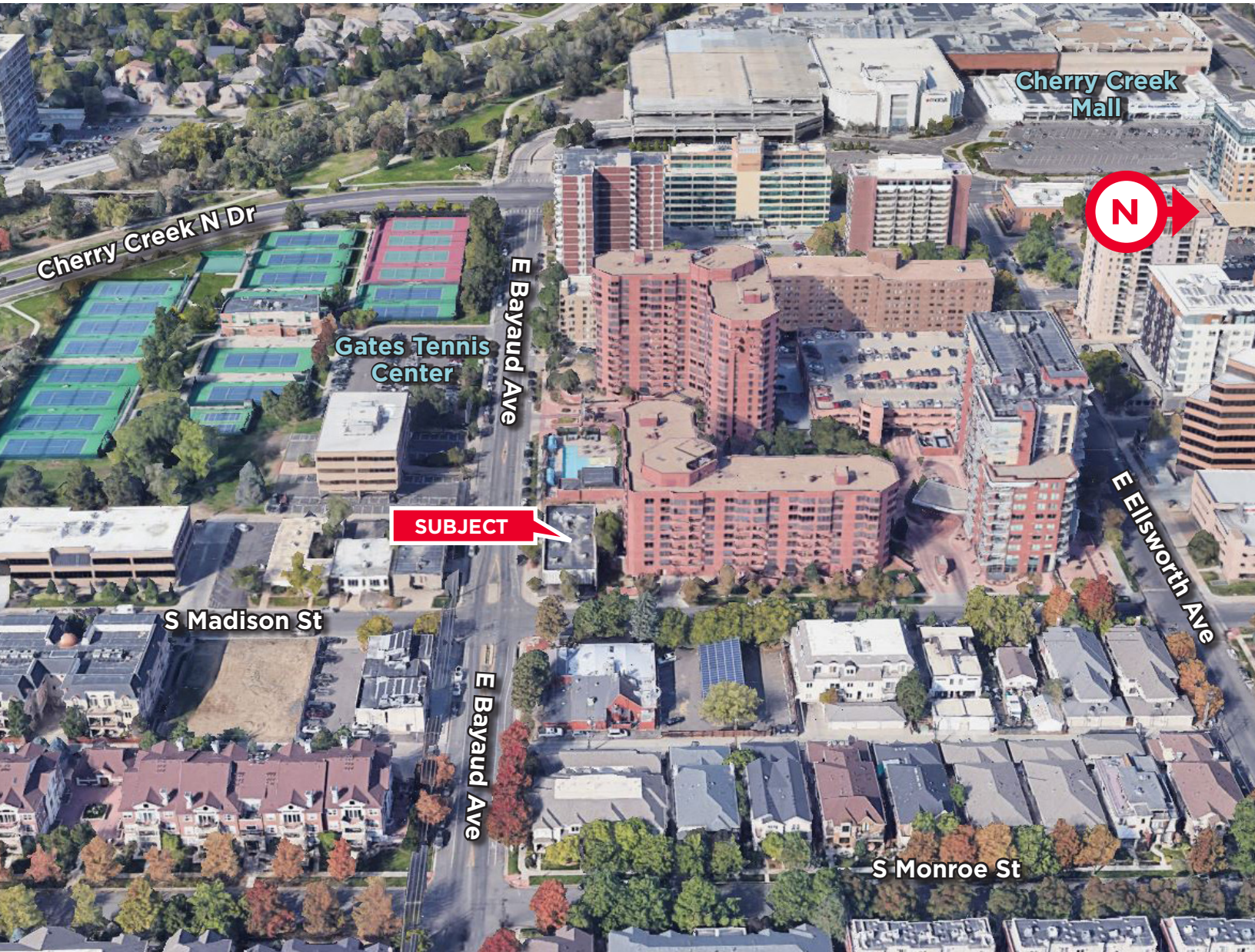
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**AERIAL MAP**



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