



PANORAMA COMMERCIAL GROUP

# FOR SUBLEASE

1550 S. COLORADO BLVD. #109  
DENVER, CO 80222

- EXCELLENT COLORADO BLVD. EXPOSURE
- SIGNALIZED INTERSECTION
- HIGH INCOME AREA
- NEARLY 57,890 VPD
- JOIN OLD NAVY, DARDANO'S & AT THE BEACH



RATE PER SF:

\$36.16 P SF/YEAR - NNN

AVAILABLE: 1,676 SF

MONTHLY RENT+CAM: \$6,375

LEASE TERM: 11/15/2024



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## SUGGESTED USES:

- BOUTIQUE
- SMALL  
RESTAURANT  
/SMOOTHIE  
SHOP
- SALON
- SPA
- AND MANY  
MORE



MONUMENT SIGNAGE  
AVAILABLE!

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