



THE PROPERTY

520 Cherokee Street

Denver, CO 80209

Positioned directly across from Denver Health in Denver's Baker neighborhood, this freestanding, two-story property offers a versatile, move-in-ready layout with reception areas, private rooms, and mirrored open studios.

BUILDING SIZE

±5,441 SF

AVAILABLE

**17 PARKING
SPACES**

IDEAL USES

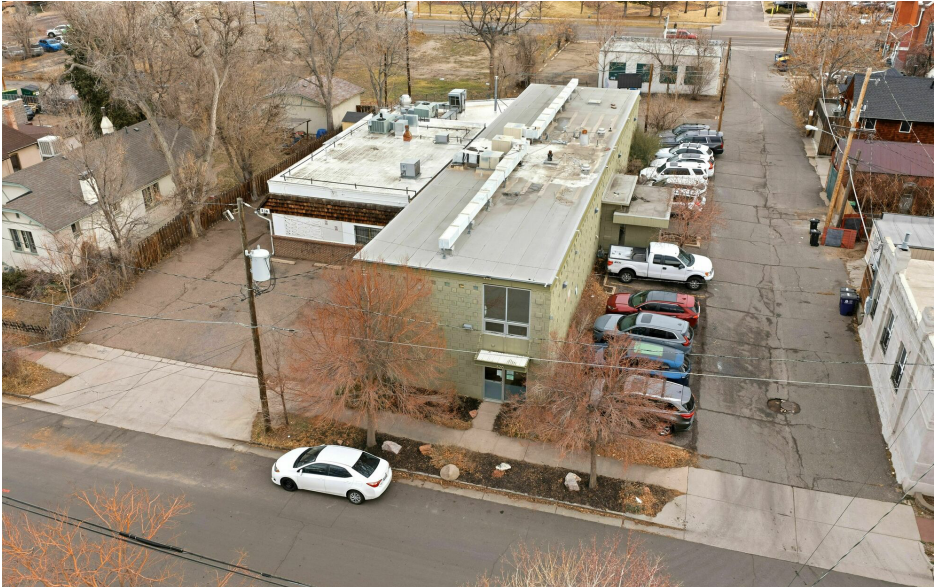
- Health & Wellness
- Fitness & Movement
- Beauty & Personal Care
- Professional & Office
- Creative & Retail
- Medical or dental practice
- Behavioral / mental health practice
- Physical, occupational, or speech therapy
- Outpatient clinic
- Counseling or wellness practice
- Medical billing or administrative office
- Residency / training space
- Non-profit healthcare organization
- Government healthcare program office
- General professional or service-based business

LEASE RATE

Suite C | \$2,695/month plus utilities

Suite D | \$2,495/month plus utilities

Second Floor | \$5,390/month plus utilities



PROPERTY HIGHLIGHTS

- Freestanding two-story building
- 17 on-site parking spaces — a rarity in this corridor
- Three flexible spaces — lease one, two, or the entire building
- Directly across from Denver Health
- Fully built out — reception on each floor, 4 private rooms/offices, 2 mirrored studios
- Exterior access to all three spaces
- Walkable Baker location — steps to Broadway, Lincoln, and E 6th Ave

Property Address	520 Cherokee Street, Denver, CO 80209
Building	Freestanding 2 stories, ±5,441 SF
Restrooms	4 (2 per floor)
Parking	17 on-site surface spaces
Available Spaces	1,370 SF - 2,700 SF
Term	Flexible
Occupancy	Immediate

SUITE C | 1,370 SF (FORMER PHYSICAL THERAPY)



SUITE D | 1,370 SF (FORMER DANCE STUDIO)



SECOND FLOOR SUITE | 2,700 SF (DIVISIBLE)







DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	268	2,098	12,251
Total Population	388	3,660	22,390
Average HH Income	\$96,270	\$119,021	\$126,948

**FUTURE HOME OF THE
DENVER SUMMIT FC (NWSL)**

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