

# NEW COMMERCIAL SPACE AVAILABLE

2910 E Colfax Ave., Unit 100, Denver, CO 80206



## FANTASTIC NEWLY DEVELOPED E. COLFAX OFFICE/RETAIL SPACE WITH DEDICATED PARKING LOT, AMPLE STREET PARKING AND PYLON & BUILDING SIGNAGE

- Join Grin Pediatric Dentistry and Orthodontic, which has multiple locations in metro area - opening 4th Q 2025
- Newly remodeled building with shell space ready for your imagination to customize
- Next to the new B.R.T. (Bus Rapid Transit) bus stop to commute downtown or east to National Jewish Hospital and Fitzsimons Medical Campus in Aurora which consists of three hospitals - Children's, University and V.A.
- Walking distance to many neighborhood staples - Congress Park, City Park, East High School, Tattered Cover Book Store, Sie Filmcenter (Denver's only year round non-profit movie theatre), Blue Bird Theatre and many restaurants/bars
- Across the street from newly renovated "All Inn" boutique hotel to open Q1 of 2026
- HVAC - two (2) 3-ton roof units, electrical 254A of 208V and 3 phase power
- Gas Available

### OFFERING SUMMARY

Lease Rate: \$30.00 SF/YR (\$16.00 NNN)

SF: 1,896

#### JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.  
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#### CHARLES NUSBAUM

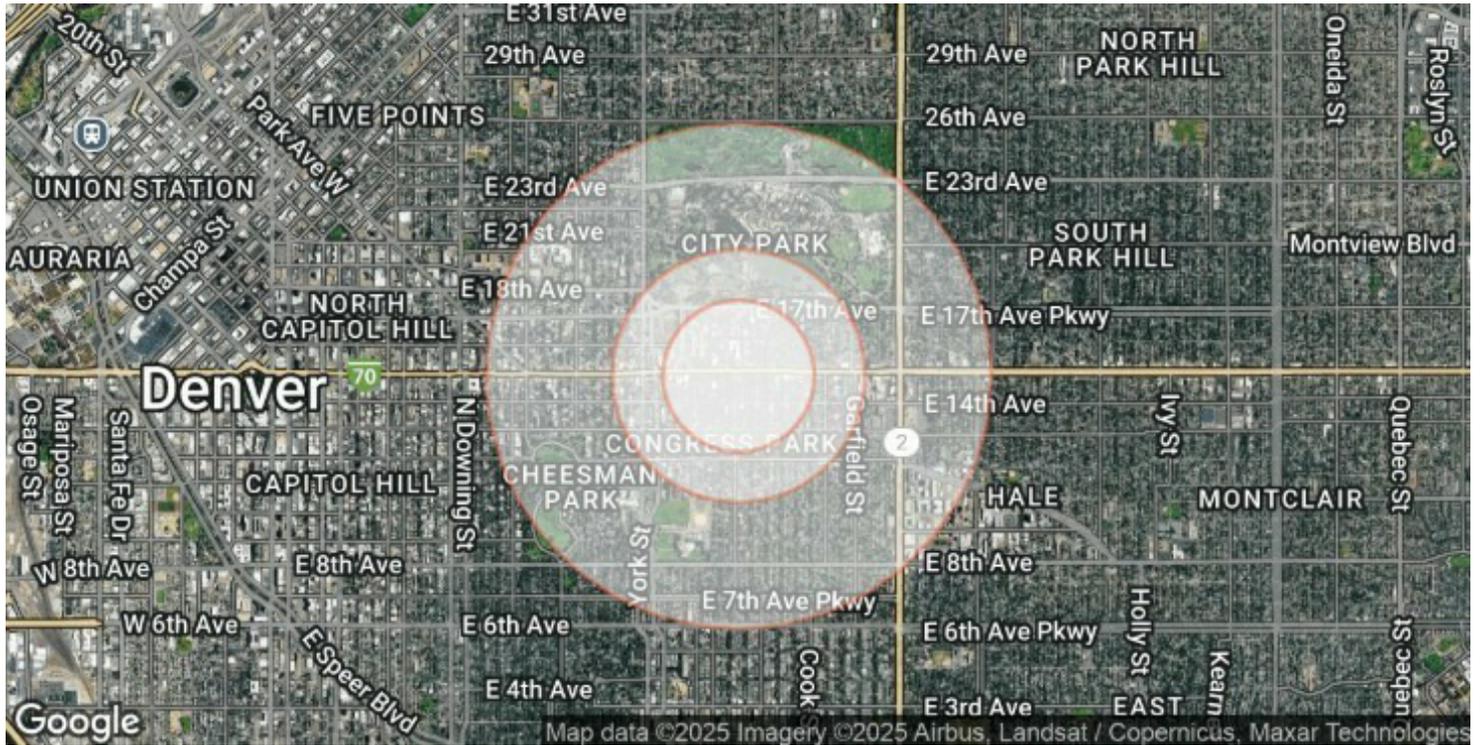
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	27,841	239,483	497,392
2024 Average Household Income	\$110,792	\$118,172	\$113,365
Businesses	2,855	26,065	44,038
Employees	18,465	253,561	410,714

## TRAFFIC COUNTS

E. Colfax Ave. W of Milwaukee St.	32,234/vpd
E. Colfax Ave. W of Elizabeth St.	31,827/vpd
E. Colfax Ave. W of St. Paul St.	29,945/vpd

Demographics & Traffic Counts provided by CoStar

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