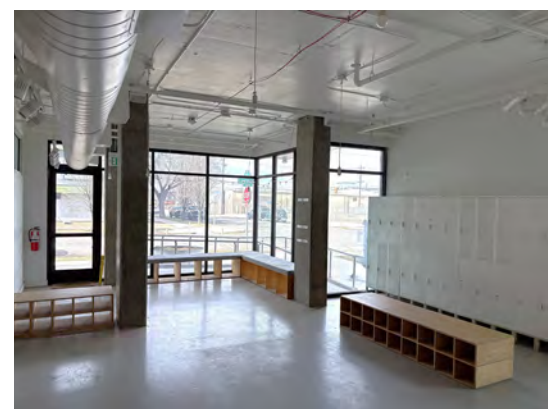
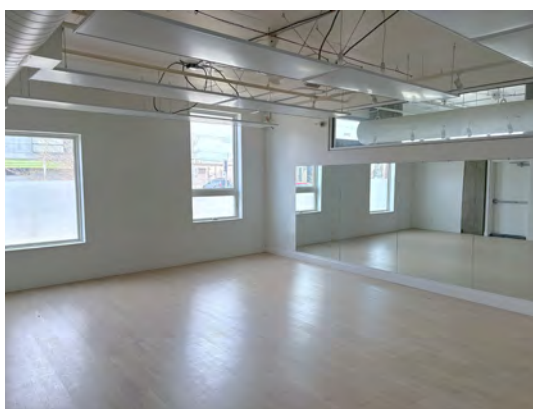


FOR LEASE

3,319 SF TURNKEY FITNESS STUDIO



2590 Lawrence Street, Unit C-105, Denver, CO 80205

Property Highlights

- » Turnkey Fitness / Pilates / Yoga studio central RiNo
- » Other standard retail uses are also an option
- » Possible to divide the space into two suites
- » Building has a diverse mix of tenants offering a wide variety of entertainment, personal, and professional services.
- » High foot traffic (Walkers Paradise)
- » Class A finishes and move-in ready

Property Details

Availability	1,660 - 3,319 SF
Year Built	2018
Parking	Street Spaces Only
NNN Expenses	\$17.49/SF

Lease Rate: \$25.00/SF NNN

For more information:

DAN PREVEDEL
303-945-5697
dan@malmancree.com

FOR LEASE

2590 Lawrence Street, Unit C-105, Denver, CO 80205



MALMAN
REAL ESTATE



For more information:

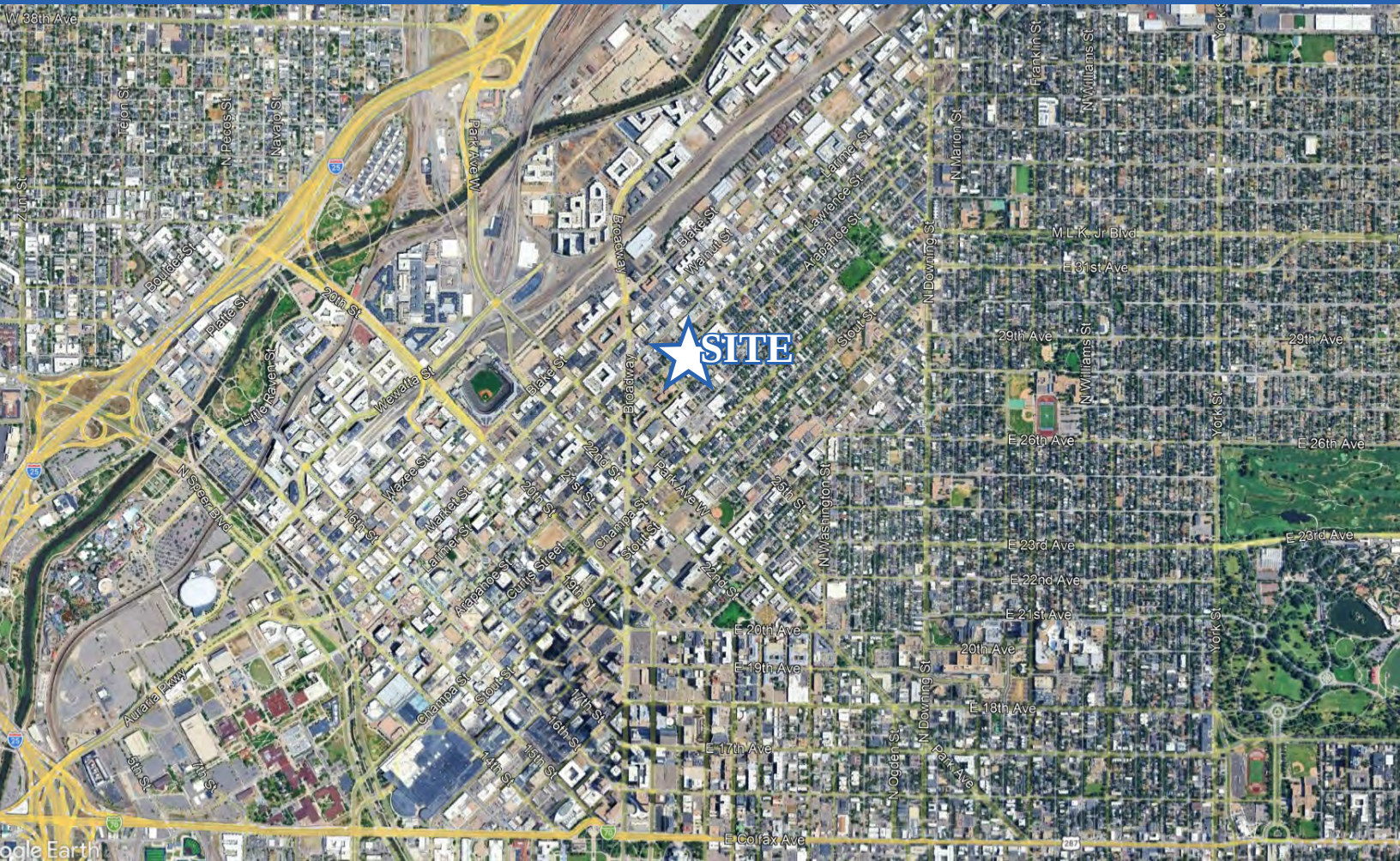
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MALMAN
REAL ESTATE



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	47,614	230,423	467,213
2025 Households	27,590	121,372	221,495
Avg Household Income	\$131,967	\$132,576	\$132,178

Lease Rate: \$25.00/SF NNN



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