

FOR LEASE

# Medical • Professional • Wellness • Service & Retail Space — Adjacent to Denver Health

520 Cherokee Street, Second Floor • Baker Neighborhood • Denver, CO 80204

RORI Homes LLC • (720) 219-1693

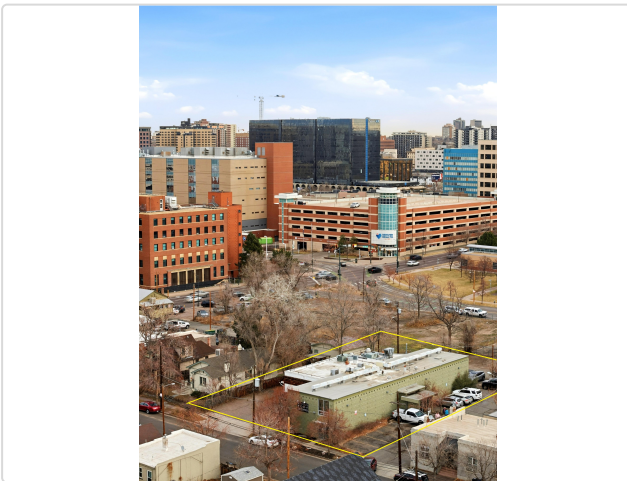
**Only \$4,295 / Month — Gross Lease (\$19.08/SF/Year)**

**No NNN Charges • Property Taxes & Building Insurance Included**

**NEXT TO DENVER HEALTH • STEPS TO E 6TH AVE • BAKER • BROADWAY • LINCOLN • 17 ON-SITE PARKING SPACES**

**A rare, one-of-a-kind boutique suite — the entire second floor, exclusively yours, immediately adjacent to Denver Health.**

- High-end curved reception with custom wood cabinetry
- Two large mirrored studios with designer light covers — ideal for fitness, wellness, or creative use
- Private outdoor balcony with treetop views
- 17 on-site parking spaces
- Boutique, character-filled building — not a generic multi-story office complex
- Option to sublease the second studio to offset costs



*Aerial View — Property Outlined in Yellow, Adjacent to Denver Health*



*Building Exterior — 520 Cherokee St*

## Property Overview

*A one-of-a-kind boutique suite unlike any standard office space*

<b>Address</b>	520 Cherokee St, Second Floor (Full-Floor Suite), Denver, CO 80204
<b>Size</b>	Approximately 2,700 SF — entire second floor: reception, two studios, two bathrooms, balcony
<b>Layout</b>	High-end reception + two large studios + two bathrooms + private balcony
<b>Floor</b>	Second floor — full-floor suite
<b>Rent</b>	\$4,295 / month gross (\$19.08/SF/Year) — no NNN charges (taxes, insurance, and CAM included)
<b>Parking</b>	17 on-site parking spaces
<b>Location Highlights</b>	Directly adjacent to Denver Health; steps to E 6th Ave, in the Baker neighborhood; close to Broadway & Lincoln
<b>Lease Terms</b>	Flexible terms; option to sublease second studio; TI negotiable; long-term available

## Ideal Uses

- Fitness or Pilates studio
- Yoga or wellness studio
- Dance or movement studio
- Medical or wellness practice
- Creative studio (photography, art, design)
- Professional office
- Counseling or therapy practice
- Beauty or spa services
- Non-profit or community organization
- General service-based business

## Interior Photos



Building Entry — Arriving at the Suite

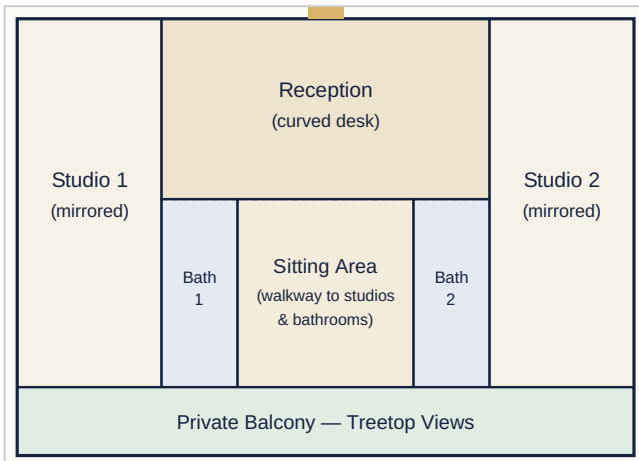


High-End Reception Area



Large Open Studio — Full Mirror Wall

## Illustrative Layout



Illustrative layout — not to scale. Approx. 2,700 SF total.

The suite occupies the entire second floor. A curved reception with custom wood cabinetry spans the front of the suite. Behind it, a central sitting area connects both wings, with a full bathroom directly beside the sitting area on each side before you reach the studios. Two large mirrored studios of equal size sit at either end, and a private balcony with treetop views runs along the back of the suite. The layout works equally well as a single operator's exclusive floor or split between two practitioners, with the option to sublease the second studio. 17 on-site parking spaces serve the building.

**Flexible leasing:** Lease the entire floor, or sublease the second studio to another practitioner to offset costs. Tenant improvements negotiable; long-term lease available.

## Why This Location

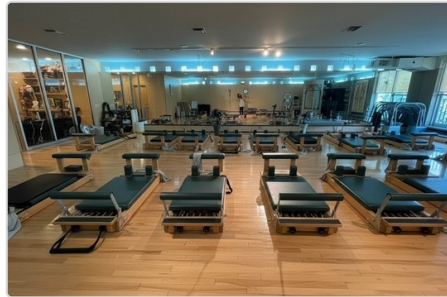
Cherokee Street sits in one of Denver's most active institutional corridors — immediately next to one of Colorado's busiest hospital campuses, and within walking distance of Broadway, Lincoln, and 6th Avenue. The surrounding area sees strong, consistent visibility and demand driven by the hospital campus and ongoing redevelopment, making this an excellent home base for fitness, wellness, medical, creative, or professional tenants.

The property is just steps from E 6th Avenue, one of Denver's signature tree-lined parkways, and sits within the Baker neighborhood — a vibrant, walkable district known for its historic character, independent shops and restaurants, and easy access to Downtown and the Santa Fe Arts District. With Denver Health's continued campus expansion and steady patient, staff, and visitor traffic right outside the door, this address offers built-in exposure that's hard to match.

## Additional Photos



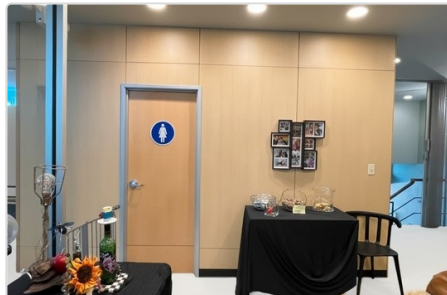
*Reception & Studio Overview*



*Studio — Pilates Configuration*



*Private Bathroom & Lounge*



*Women's Restroom*

## Available Immediately

Call today to schedule a private showing.

Flexible lease terms available • RORI Homes LLC • (720) 219-1693

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