

FOR LEASE

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

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

RORI Homes LLC • (720) 219-1693

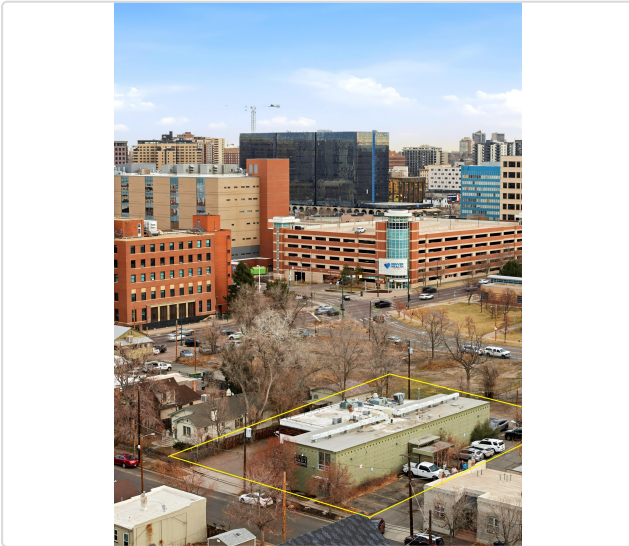
Only \$2,395 / Month — Gross Lease (\$20.97/SF/Year)

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

Move-in ready medical/professional office, immediately adjacent to Denver Health's hospital campus.

- Reception hall and generous patient/client waiting area
- Two private rooms — ideal as exam rooms, offices, or consult spaces
- 17 on-site parking spaces
- Convenient first-floor, street-level access — no elevators or shared lobbies
- Boutique, character-filled building — not a generic multi-story office complex
- Flexible layout suitable for one tenant or multiple practitioners



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



Building Exterior — 520 Cherokee St

Property Overview

A charming boutique building unlike any corporate high-rise

Address	520 Cherokee St, First Floor Unit, Denver, CO 80204
Size	Approximately 1,370 SF — includes reception, waiting area, two private rooms, and restrooms
Layout	Large reception hall / waiting area + two private rooms
Floor	First floor — street-level access
Rent	\$2,395 / month gross (\$20.97/SF/Year) — no NNN charges (taxes, insurance, and CAM included)
Parking	17 on-site parking spaces
Location Highlights	Directly adjacent to Denver Health; steps to E 6th Ave, in the Baker neighborhood; close to Broadway & Lincoln
Lease Terms	Flexible lease terms; tenant improvements negotiable; long-term lease available

520 Cherokee St, Denver, CO 80204 • Walking distance to Denver Health • High-visibility corridor near 6th Ave / Broadway / Lincoln

Ideal Uses

- 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

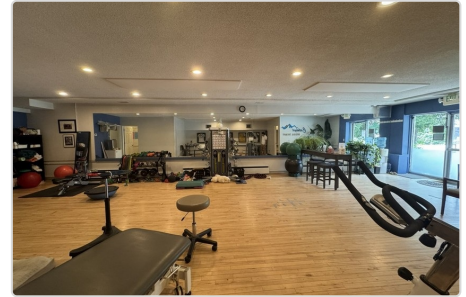
Interior Photos



Open Therapy / Treatment Floor

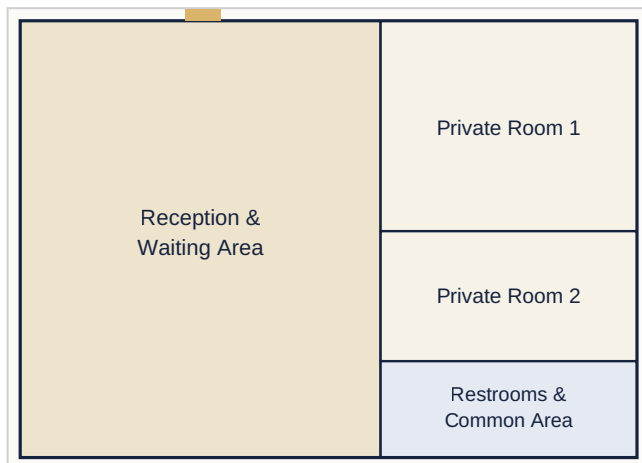


Private Room / Office



Main Floor — Equipment Area

Illustrative Layout



Illustrative layout — not to scale. Approx. 1,370 SF total.

The unit is organized around a large central reception and waiting area, with two separated private rooms branching off — well suited to exam rooms, offices, or treatment spaces — plus a dedicated restroom and common area. The layout works equally well as a single-practice suite or split between two practitioners sharing the reception space. 17 on-site parking spaces serve the building.

Flexible leasing: Lease the full space or share it with other practitioners to split costs. Tenant improvements negotiable; long-term lease available; room to expand within the building.

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 medical, professional, or service-oriented 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 & Waiting Area



Main Floor — Wide View



Open Main Floor



Private Bathroom



Office / Private Room



Exam / Treatment Room

Available Immediately

Call today to schedule a private showing.

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