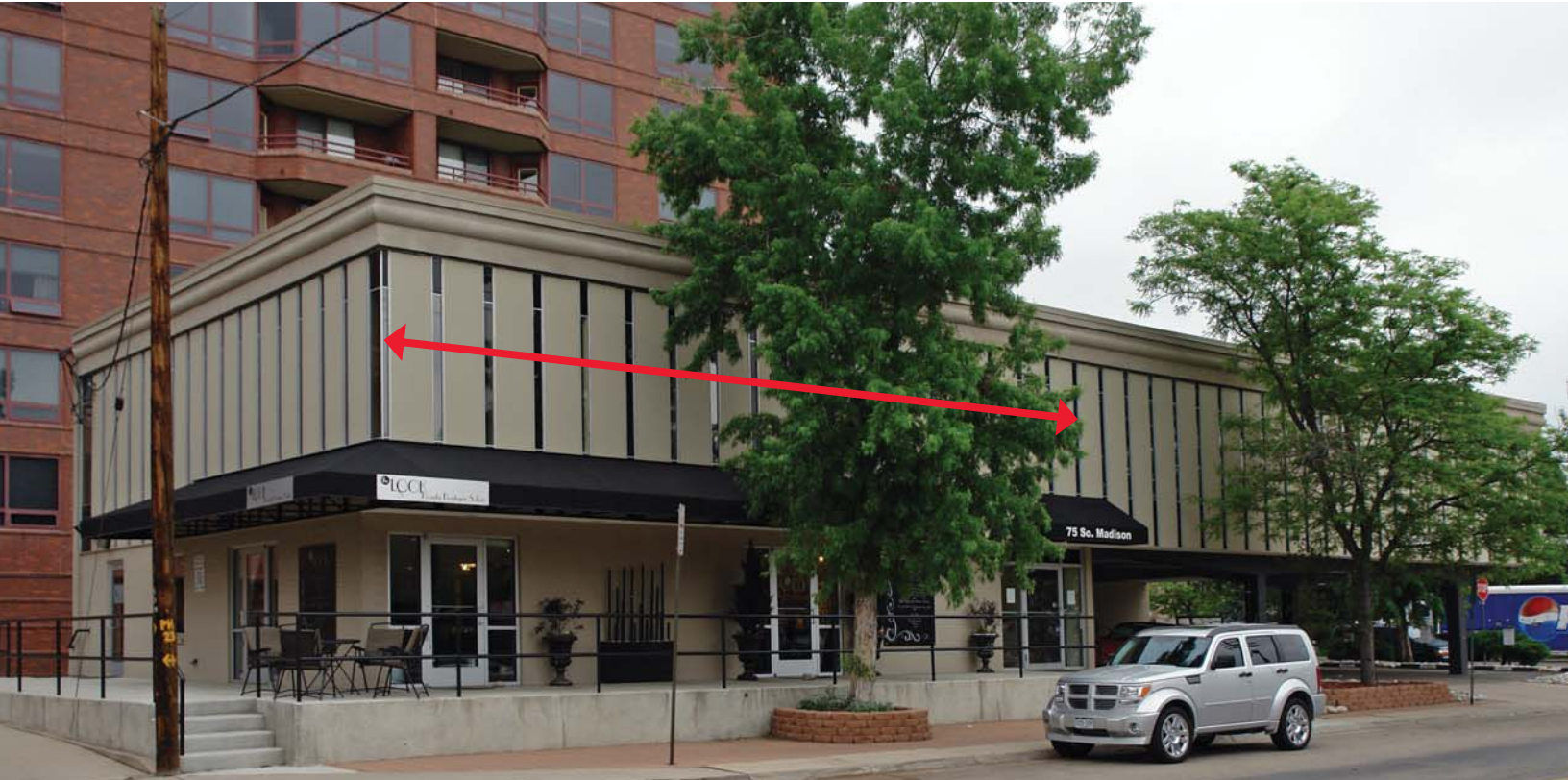


FOR LEASE

# 75 South Madison Street, Suite 200

Denver, Colorado 80209



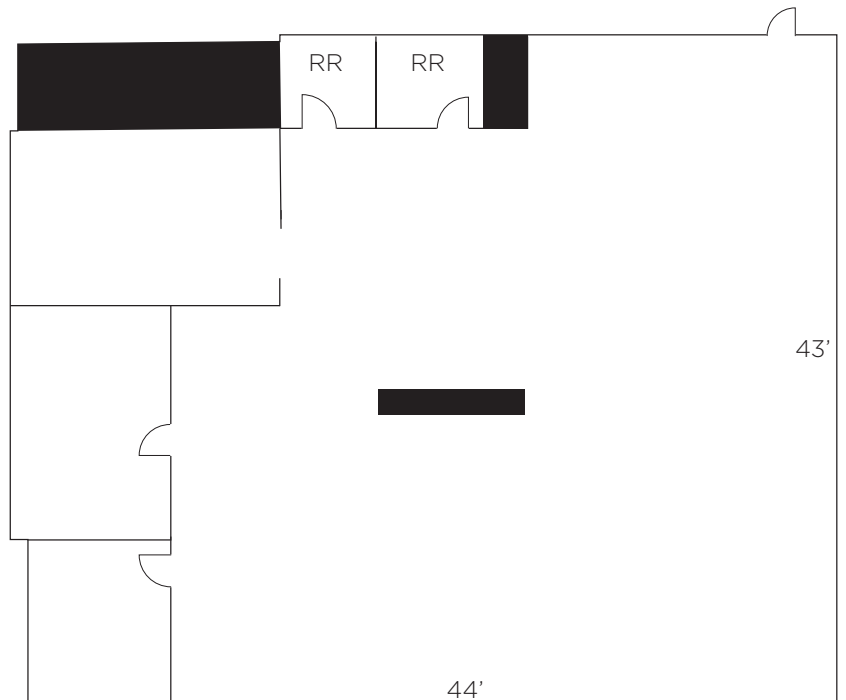
## Office/Former Chiropractic Space For Lease

Lease Rate: \$18.00/SF/Year NNN | NNN: \$10.00/SF/Year

Join Look Salon and Mad Peaches in this corner location in East Cherry Creek, across from Gates Tennis Center. Avoid the high rental costs in Cherry Creek North with this second floor location just a few blocks east. Would be great for a personal service business that would complement Mad Peaches, a skin clinic, and Look Salon, a hair salon. Exterior signage is available. *Please see reverse for aerial.*

### Property Features

<b>Available Size</b>	1,821 SF
<b>Parking</b>	5 Covered spaces \$80/Space/Month
<b>Monthly Costs</b>	Rent: \$2,732 NNN: \$1,518 Parking: \$400 Total: \$4,650





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CUSHMAN &  
WAKEFIELD



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