# Three Medical & Office 1,800sf to 3,602sf Spaces NOW AVAILABLE FOR LEASE | Medical/Office Space 4999 East Kentucky Avenue, Denver, Colorado 80246





**6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224** 720-941-9200 main | 720-941-9202 fax

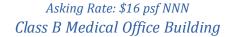
### Lev Cohen

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A stucco facade gives this two-story medical/office building at 4999 E Kentucky Avenue in Denver, Colorado a moderate air of distinction. Recently, three spaces have opened up for lease, two built out as medical spaces, the third as either medical or office in gray shell condition. This property resides along a peaceful tree-lined environment with ample onsite parking, a conference room with walls of glass for natural lighting, and the comfort of knowing that there is secure access after hours.

## LEASING SUMMARY

Asking rate: \$16 psf NNN NEW LOWER RATE!

Built out as Medical Space Available for Lease

unit 200: 1,893 sf (2nd floor) unit 102: 3,602 sf (1st floor)

Medical or Office Space Available for Lease unit 101: 1,800 sf (1st floor) gray shell condition

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- Two-story medical office building near Glendale in Denver
- Built out as medical spaces for lease on both first and second floors
- One gray shell condition space first floor as medical or office
- Medical janitorial included in NNN
- Secure building access
- Peaceful tree-lined outdoor environment
- Plenty of natural lighting from banks of windows
- Large parking lot for Ample on-site parking
- Conference room available









This stucco two-story medical office building at 4999 E Kentucky Ave in Denver, Colorado is centrally located within a three to five mile radius of dense apartment dwellers as well as single family home populations. Current demographics would appear that primary servicerelated industries in like areas are hovering around education and various medical and health-related arenas with secondary markets targeting non-medical professional and other business enterprises.

rce research: CoStar Realty Information

Please do not hesitate to connect with one of our professional brokers for more information.

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#### 1,800sf to 3,602sf Spaces FOR LEASE | Medical/Office Space 4999 East Kentucky Avenue, Denver, Colorado 80246 Lev Cohen **Sheldon Havutin** 720-880-2925 direct | 720-232-4118 cell 720-880-2934 direct | 303-888-8597 cell lev@weststarcommercial.com sheldon@weststarcommercial.com 4999EK - 062825 Disclaimer: all entries (health, medical or otherwise) are only an approximation as to respective locations S Leetsdale Dr 5 E Nevada Pl **Chrive Integrated** E Dakota Ave **Medical Center** Vivient Health E Virginia Ave E Virginia Ave E Virginia Ave E Virgini $_{a_{V_{e}}}$ Santiago's Mexican Colorado Alliance For Health E Cherry Creek S Dr George Washington Waterford Cherry Creek Campus School... Glendale LEASING SUMMARY **Denver Pain** Cunningham Relief Center Cosition Ave Asking rate: \$16 psf NNN NEW LOW RATE ce Wiatrowski E Exposition Ave Bull & Bt h Brewery World Market **Built out as Medical Space Available for Lease** Belcaro Ln E Walsh Pi unit 200: 1,893 sf (2nd floor) AFC Urgent Care E Ohio Of Denver Leetsdale The Home Depot **unit 102: 3,602 sf** (1st floor) **Medical or Office Space Available for Lease** Whole Foods Market 4999 E Kentucky Ave unit 101: 1,800 sf (1st floor) - gray shell condition E Kentucky Ave S Birch Colorado **Cherry Creek Limitless Health Health Clinic** Barnes & Noble Pediatrics Tennessee Ave E Tennessee Ave BMW of Denver Infinity Park Downtown The Cherry Creek Village E Mississippi Ave E Mississippi Ave O E Missouri Ave Hyatt Place Denver/ Cherry Creek E Arizona Ave The **4999 E Kentucky Ave** building resides in a well-established thriving community of varying healthcare, ophthalmological, and medical clinics along with hospitality, retail, restaurant and corporate enterprises. It may be well worth your time to explore your possibilities. Please give one of our brokers a call for further information about these special Spaces for Lease at 4999 E Kentucky Ave.

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