

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



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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 vanilla 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 102: 3,602 sf (1st floor)

Medical or Office Space Available for Lease

unit 101: 1,800 sf (1st floor) *vanilla shell condition*

Asking Rate: \$23-\$28 psf NNN
Class B Medical Office Building



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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 vanilla 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



1,800 sf for Lease
Vanilla Shell Condition: main floor
adjacent to front building entrance

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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 service-related 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.

*source research: CoStar Realty Information

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Please call for more detailed information about the available spaces for lease including the new 1,800 sf space now available in vanilla shell condition.



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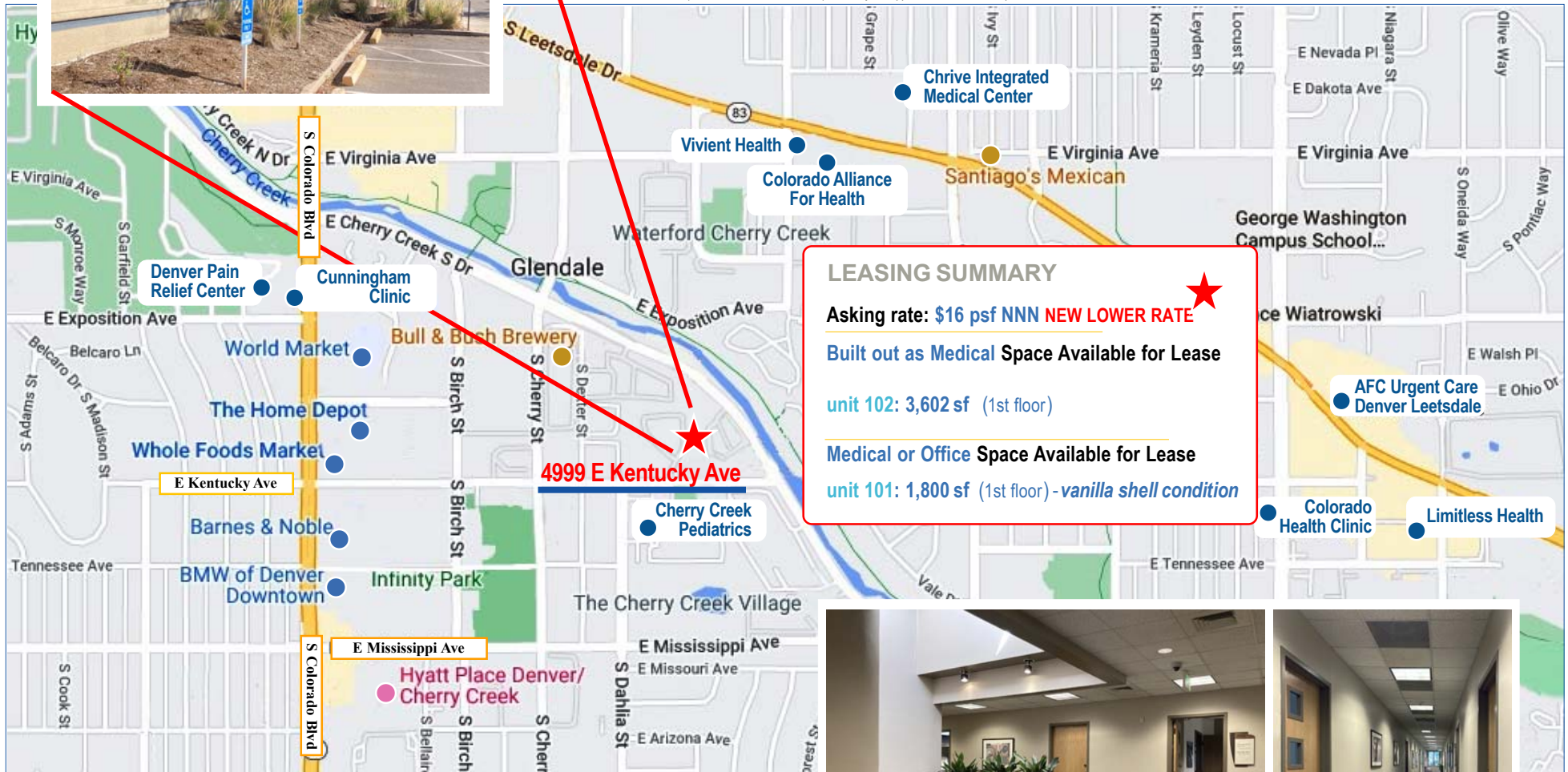
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Disclaimer: all entries (health, medical or otherwise) are only an approximation as to respective locations



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.

