

FOR LEASE

8000 E PRENTICE AVE, STE A3-A4, GREENWOOD VILLAGE, CO 80111



8000 E Prentice Ave, Suites A3 & A4 presents a rare opportunity to acquire or lease a fully built-out second-generation dental office in the heart of the Denver Tech Center. Located within the Creekside at DTC office condominium complex, the property consists of approximately 3,125 square feet and was previously occupied by Nuvia Dental Implant Center, a specialized dental implant practice. The layout is designed to support high-volume dental operations with multiple treatment rooms, dedicated lab and sterilization areas, private offices, reception/waiting areas, and plumbing/electrical infrastructure already in place for dental use.

The current configuration combines Suites A3 and A4 into a contiguous dental suite with efficient patient flow and substantial existing improvements that could significantly reduce a future user's startup costs and buildout timeline. The floor plan includes approximately nine operatories, a large reception area, private consultation offices, sterilization room, lab space, and multiple restrooms. The prior tenant also utilized specialized dental infrastructure including vacuum pumps, air compressors, and CBCT imaging equipment.

Positioned in Greenwood Village with immediate access to I-25, DTC Parkway, and E Bellevue Avenue, the property benefits from strong demographics, a dense daytime employment population, and a highly accessible central location for both patients and employees. The project offers an exceptional parking ratio of 8.41 spaces per 1,000 square feet, which is well above typical medical office parking standards and ideal for dental or medical users requiring high patient turnover.

With existing dental improvements already in place and a boutique standalone-office feel uncommon in larger institutional medical buildings, the property is well suited for dental specialists, general dentistry, oral surgery, med spa, aesthetics, or other healthcare-related owner-users and tenants seeking a move-in-ready opportunity in the Denver Tech Center.

PROPERTY OVERVIEW

BUILDING TYPE:	Dental Office
BUILDING SIZE:	3,125 SF
LOT SIZE:	0.23 AC
UNITS:	1
YOC:	1979
OPERATORIES:	8
PARKING RATIO:	8.41/1,000 SF

PROPERTY HIGHLIGHTS

- \$25/SF + NNN
- 5 - 10 year lease term
- Fully built-out second-generation dental office with existing dental infrastructure
- Approximately 3,125 SF combining Suites A3 & A4
- Existing layout includes approximately 8 operatories, sterilization room, lab space, consultation offices, and reception area
- Parking Ratio - 8.41/1,000 SF
- Boutique standalone-office environment within Creekside at DTC Convenient Denver Tech Center location with immediate access to I-25, DTC Parkway, and E Bellevue Avenue
- Available November 2026

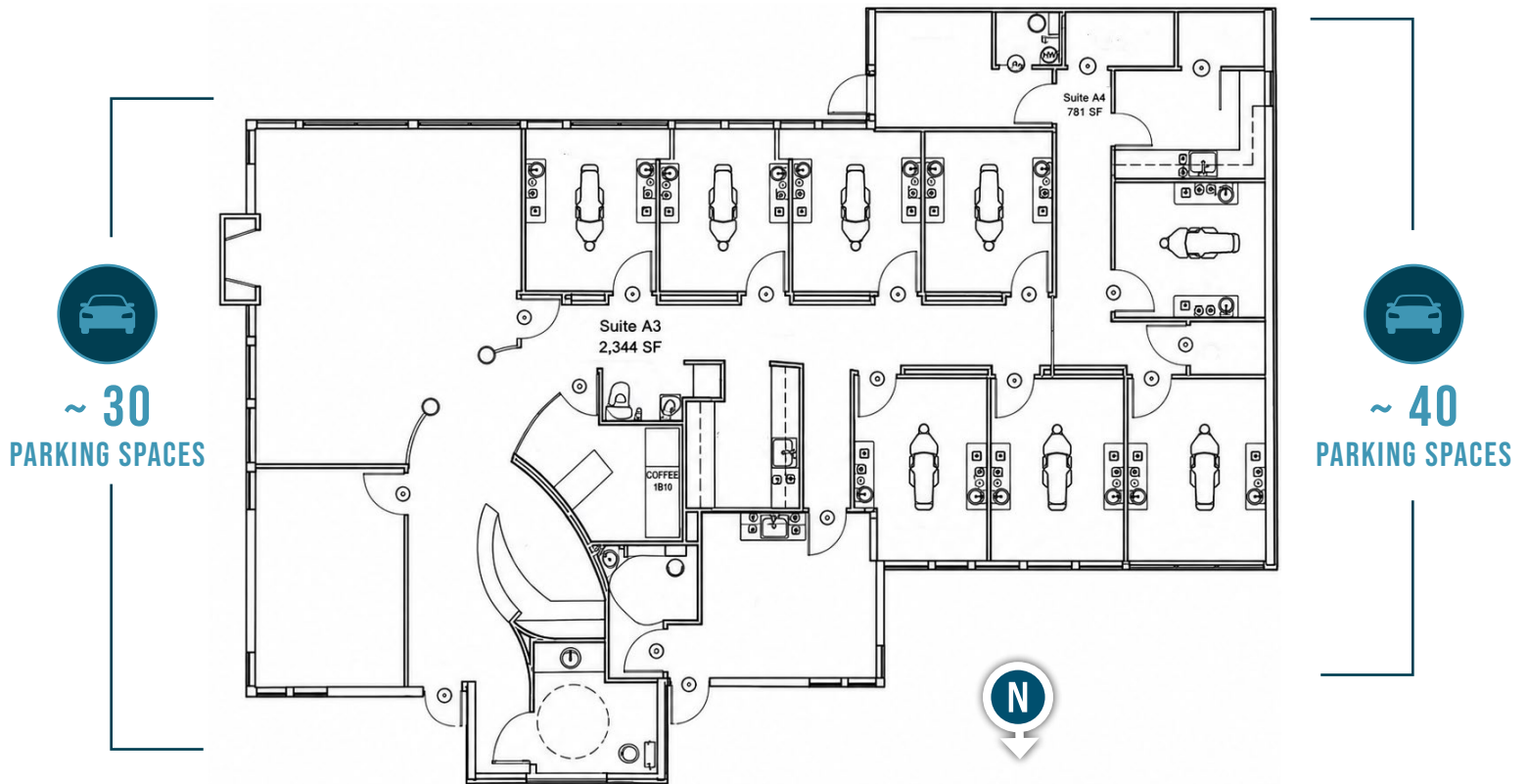
LOCATION MAP



DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	\$138,583	\$128,949	\$129,861
MEDIAN HOUSEHOLD INCOME	\$103,775	\$97,761	\$100,759
2025 POPULATION	46,925	293,335	1,323,128
2030 POPULATION PROJECTION	47,649	299,058	1,357,403
BACHELOR'S DEGREE OR HIGHER	64%	53%	48%
MEDIAN AGE	39.2	40.1	38.6
MEDIAN HOME VALUE	\$797,353	\$682,735	\$663,365
2025 HOUSEHOLDS	21,186	128,123	545,246
OWNER OCCUPIED HOUSEHOLDS	10,175	71,381	308,285
TOTAL CONSUMER SPENDING	\$775.5M	\$4.6B	\$19.8B

FLOOR PLANS





8000 E. PRENTICE AVE

CHERRY CREEK
STATE PARK



MERIDIAN
GOLF CLUB



FOR MORE INFORMATION, PLEASE CONTACT

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