

St. Anthony North Medical Office Building

8510 Bryant Street | Westminster Colorado



Property Details:

- Building Size: 60,372 Square Feet
- Rental Rate: \$18.00 NNN
- 2024 Estimated Operating Expenses: \$15.04

Available Suites:

- | | |
|------------------------|---------------------|
| * Suite 120: 9,315 SF | Suite 330: 3,558 SF |
| * Suite 140: 1,763 SF | Suite 350: 5,440 SF |
| ** Suite 170: 3,004 SF | |

* Suites 120 and 140 are contiguous allowing for up to 11,078 SF.

** Suite 170 is in shell condition. The Landlord is offering an additional \$110 psf (\$330,440) in tenant improvements above the standard allowance.

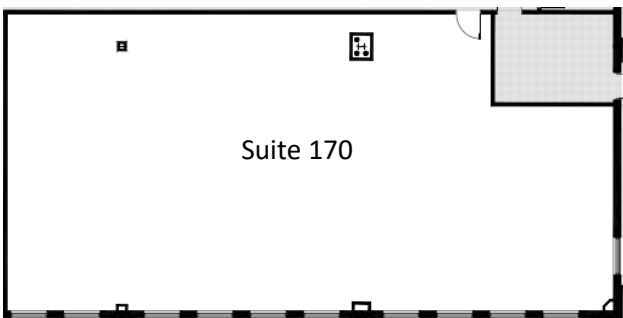
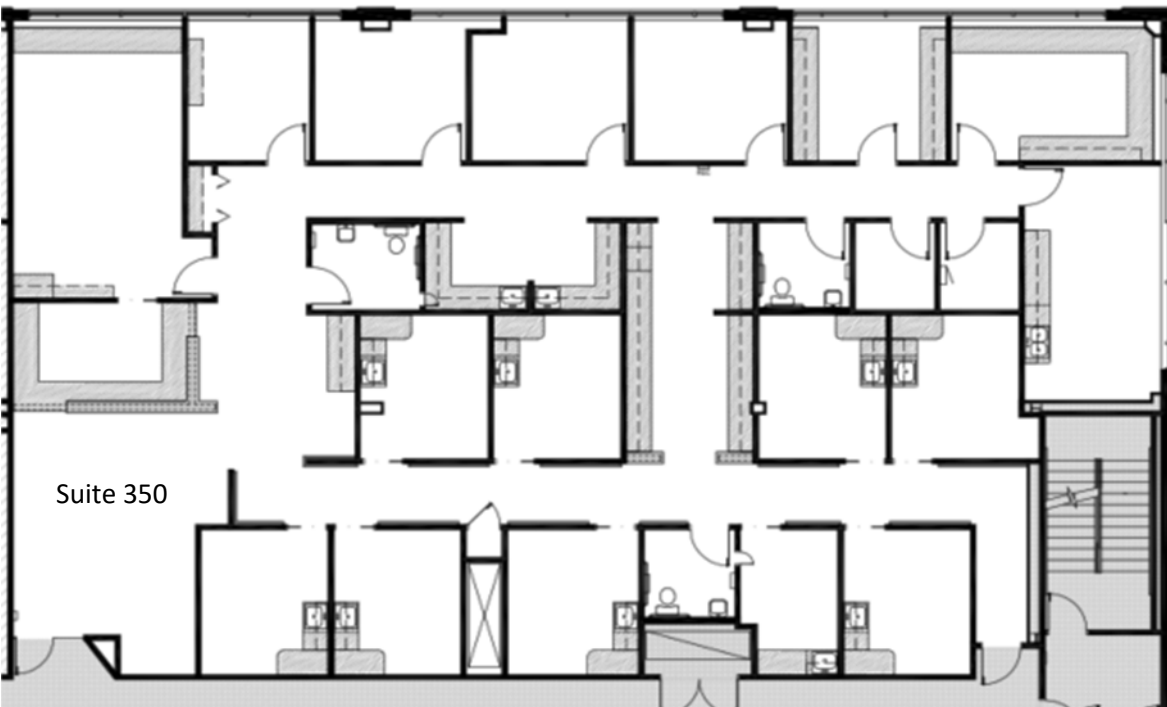


For More Information Please Contact:

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Property Highlights:

- Located on the CommonSpirit 84th Avenue Neighborhood Health Center campus featuring a 24/7 ER, Cardiac Rehabilitation, Family Medicine, Pulmonary Rehabilitation, Senior Health and a Wound Care Center
- Anchored by 20,578 SF Clinica Family Health Services