



4280 Hale Pkwy.

Denver, CO 80220

FOR SALE Office/Redevelopment Site

SALE PRICE: \$3,500,000

Property Facts

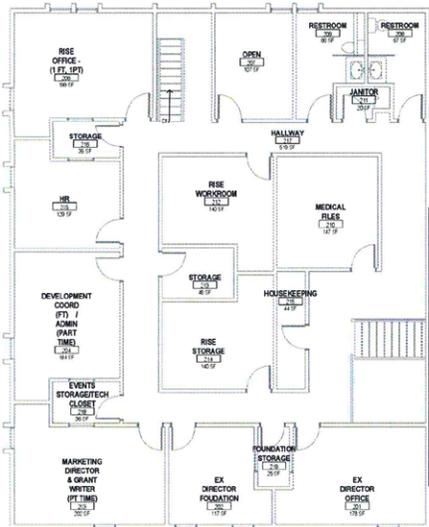
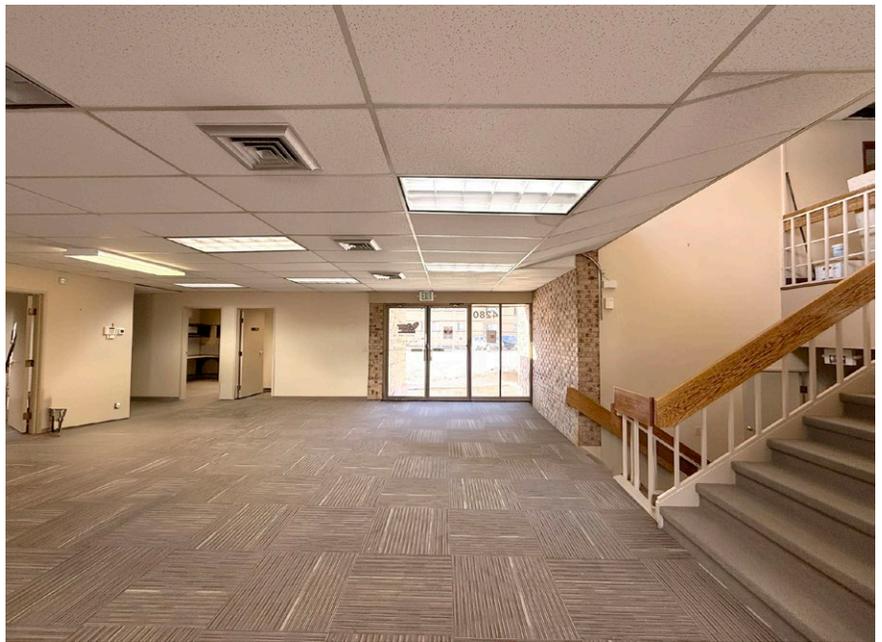
BUILDING SIZE 8,475 SF

LOT SIZE 20,909 SF

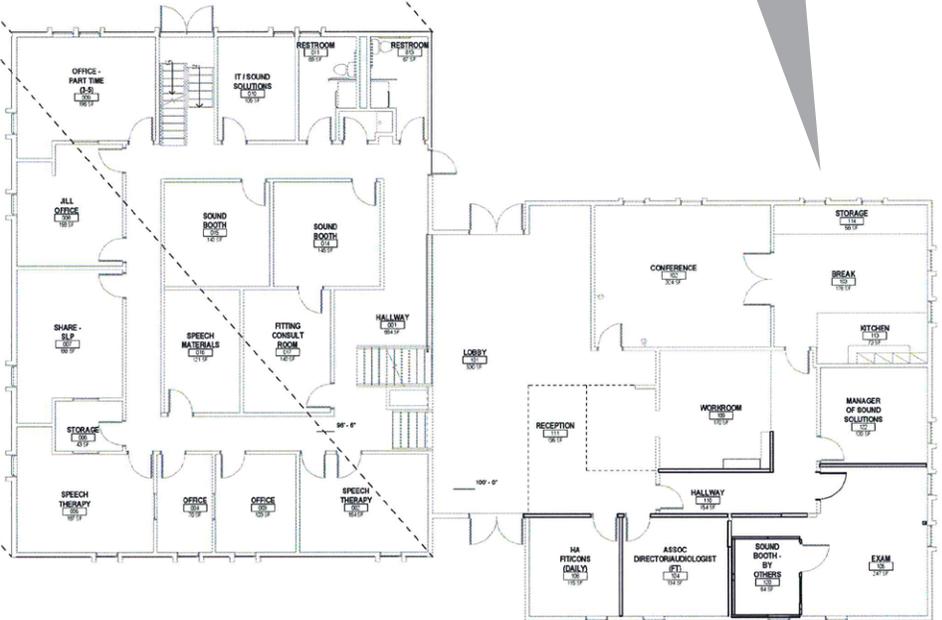
ZONING CMP-H

Property Overview

- Great location adjacent to the 9th & Colorado Blvd
- 26 AC, mixed-use redevelopment site
- Close to Rose Medical Center Campus
- Owner user opportunity
- Perfect Redevelopment Site
- On the RTD Bus line
- Walking distance to amenities



Floor Plan - Second Level



Floor Plan - Lower & Ground Levels

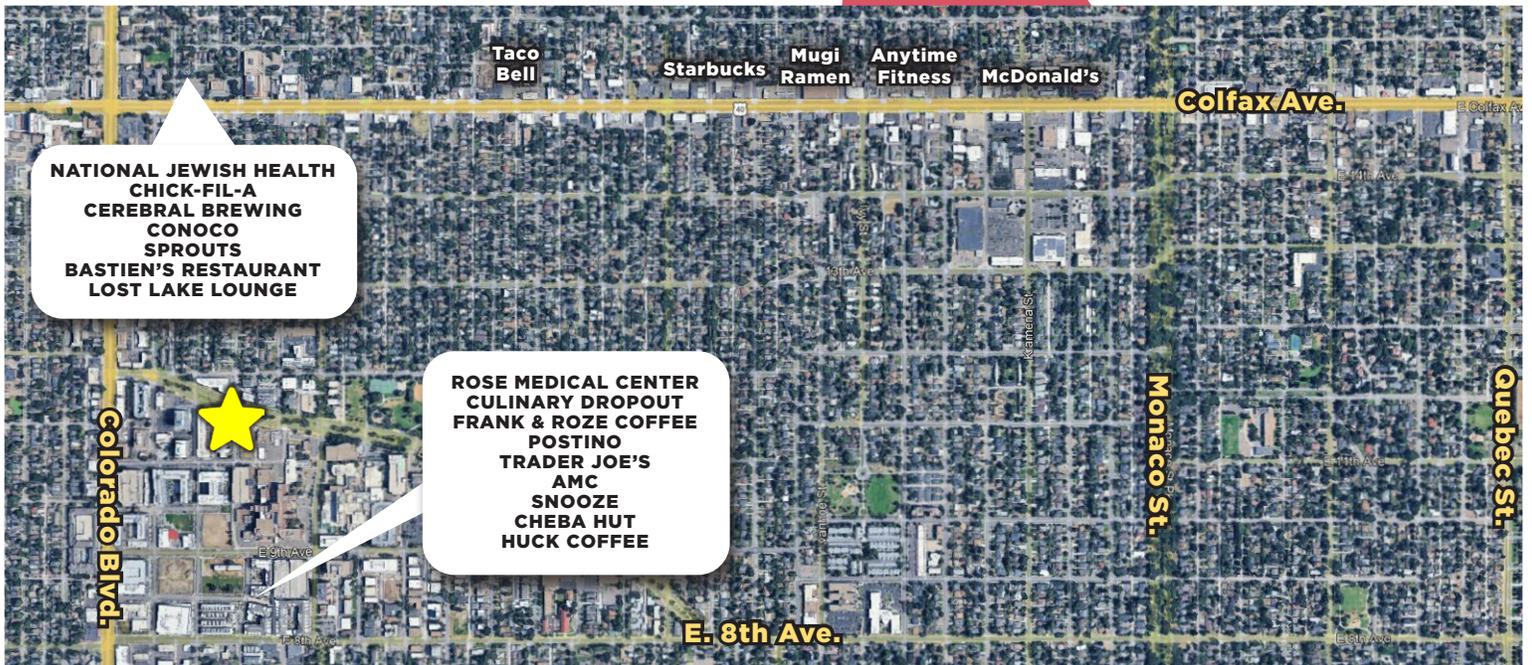
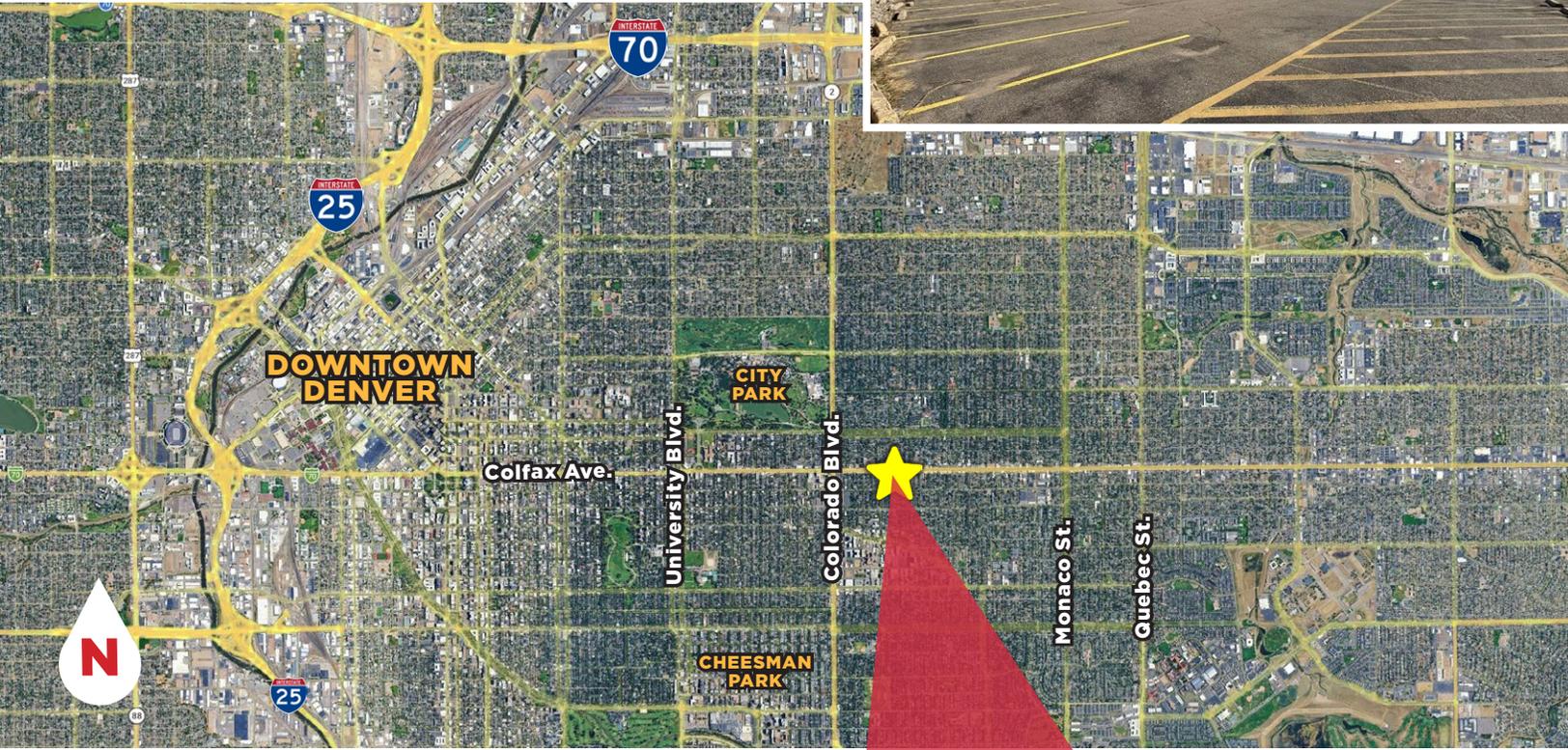


Zoning: CMP-H

CMP-H in Denver is a Campus Healthcare district designed to support hospitals, medical offices, and related research facilities, typically allowing buildings up to 200 feet, though this varies based on proximity to residential areas. CMP-H zoned areas are often restricted to lower heights (e.g., 75 feet) when within 125 feet of a protected, lower-density residential district.

It promotes concentrated, high-intensity development with flexible site planning for urban medical campuses. This zoning encourages unified, campus-style development with integrated, flexible, and sustainable design. While primarily medical, it can also include supporting office, commercial, and residential components.

4280 Hale Parkway



NAI Shames Makovsky

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