

OFFICE CONDO FOR SALE PRENTICE PLACE

8301 E. PRENTICE AVENUE, SUITE 300 & 307, GREENWOOD VILLAGE, CO 80111



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Premier 5,158 SF Recently Renovated Office Condo in the Heart of the Denver Tech Center
- Divisible to $\pm 2,000$ SF
- Fully Built-Out Counselor's Office
- Flexible Seller
- Option to Buy with a Lease-Back to Seller
- Reserved & Unreserved Covered / Uncovered Parking
- Updated Common Area & Suite Finish
- Prime Location with Excellent Access
- Easy Access to I-25, Bellevue Ave., DTC Blvd. & I-225
- Conveniently Located Near Ample Amenities Including Restaurants, Retail & Hotels in the Denver Tech Center

PROPERTY DETAILS

AVAILABLE	$\pm 2,000$ SF - 5,158 SF
SALE PRICE	\$245.00 / SF
ASSOCIATION DUES	\$3,923.00 / Month
PARKING	2.95:1,000
BUILDING SIZE	25,802 SF
Y.O.C.	1974 - Suite Remodeled 2022
ZONING	Office
CITY / COUNTY	Greenwood Village / Arapahoe

DEMOGRAPHICS

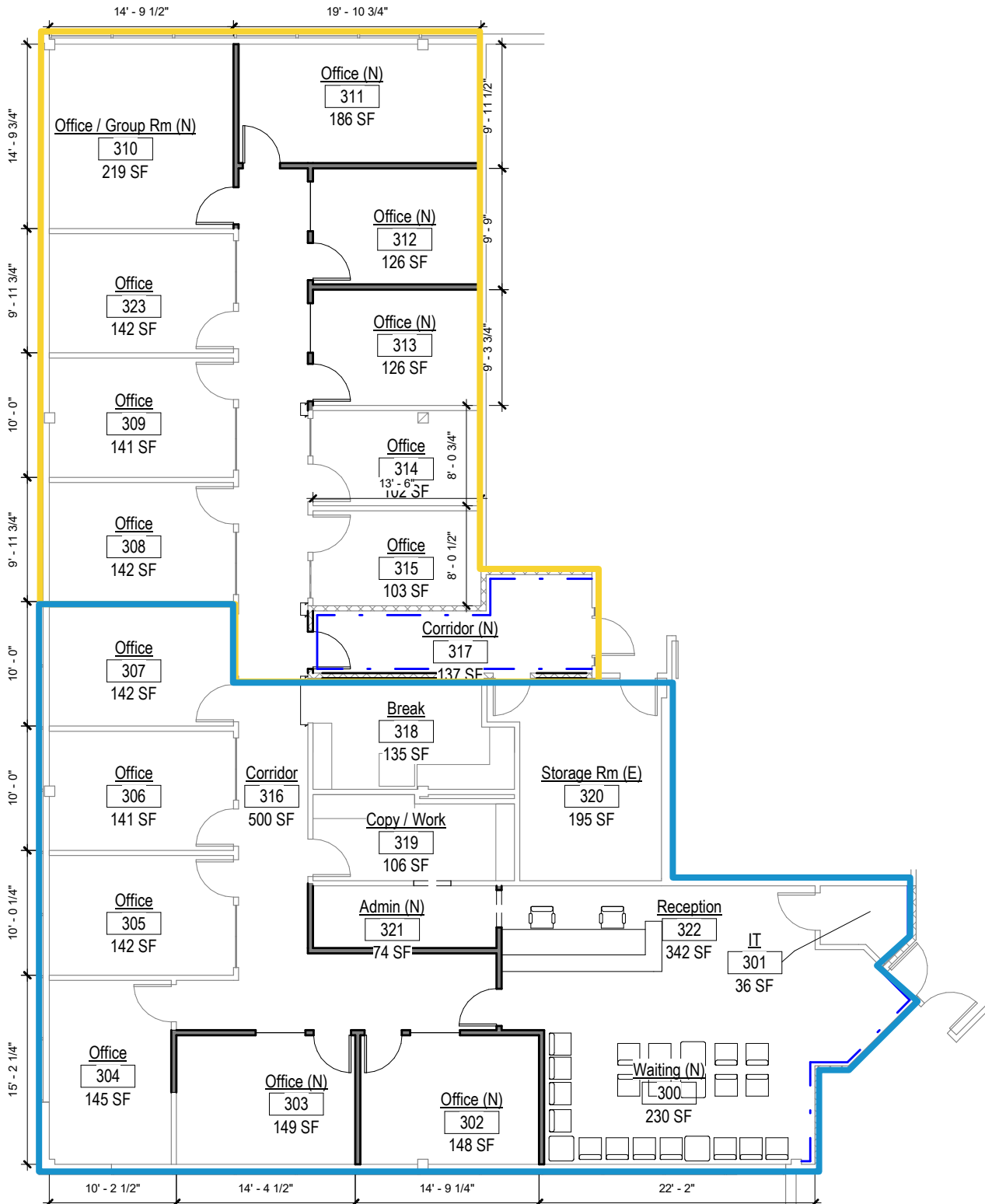
Radius	Population	Avg. HH Income	Home Value
2 Mile	47,869	\$126,169	\$738,099
5 Mile	288,723	\$117,146	\$592,272
10 Mile	1,335,442	\$115,866	\$548,567

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 11,900 VPD on Prentice Ave. & DTC Pkwy.
- Approx. 20,500 VPD on DTC Blvd. & E. Crescent Pkwy.
- Approx. 104,000 VPD along I-25 at E. Bellevue Ave.

SUITE LAYOUT



TREVEY
COMMERCIAL
REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.