

FOR SALE



**PROFESSIONAL OFFICE / MEDICAL CONDO FOR SALE
POSITION YOUR PRACTICE AT THE CENTER OF NORTH METRO DENVER.**

**2761 W 120TH AVE, SUITE J120
WESTMINSTER, CO 80234**

PROPERTY OVERVIEW

Position your business in a **well-established professional office condominium** located within the **Country Club Village Office Condominium Association**, a proven multi-tenant environment serving both professional and medical users. This **Class B office/medical condo** offers a **highly functional layout**, excellent accessibility, and immediate proximity to retail, dining, and major transportation corridors.



Available

**OFFERED AT \$575,000 SIZE: 1,562 SF
OFFICE CONDOMINIUM FOR SALE**

HIGHLIGHTS:

- Total Size: 1,562 SF Usable S/F - 1,812 Rentable S/F
- Year Built: 2006
- Asset Class: Office / Medical Office Condo
- Parking Ratio: 4.0 / 1,000 SF
- Secure After-Hours Entry
- Direct Access to Big Dry Creek Open Space Trail System
- Minutes to I-25 with regional access to Denver, Boulder & the Front Range

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IDEAL USERS

- Medical & Dental Practices
- Physical Therapy / Chiropractic
- Behavioral Health & Counseling
- Financial Advisory / Wealth Management
- CPA, Legal, Insurance, or Mortgage Offices
- Professional Services with client-facing needs

LOCATION & AREA OVERVIEW

Situated at 120th Avenue & Federal Ave., the property benefits from immediate access to I-25, placing it at the center of North Metro Denver's strongest growth corridor.

Surrounding Communities

- Westminster
- Northglenn
- Thornton
- Broomfield

This corridor serves as a major employment and residential hub within Adams County, one of Colorado's fastest-growing counties



BRIGHT, FLEXIBLE INTERIOR LAYOUT

Designed for medical or office conversion, the space features abundant natural light and an efficient floor plan:

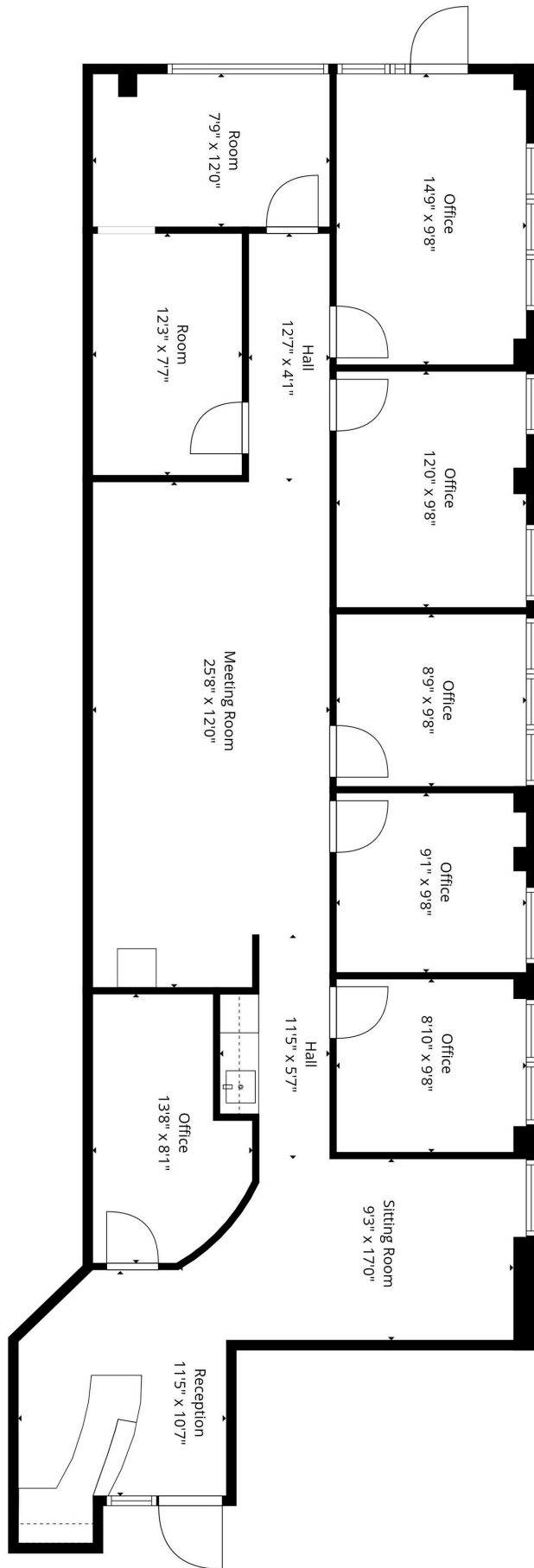
- Inviting Reception & Waiting Area
- 3 Treatment Rooms (10' x 9') - ideal as private offices
- 4 Additional Treatment Rooms / Offices
14' x 10'
- 12' x 10'
- 11' x 8'
- 12' x 8'
- Large Open Multi-Use Space (training, collaboration, or additional workstations)
- Kitchenette & Dedicated Storage



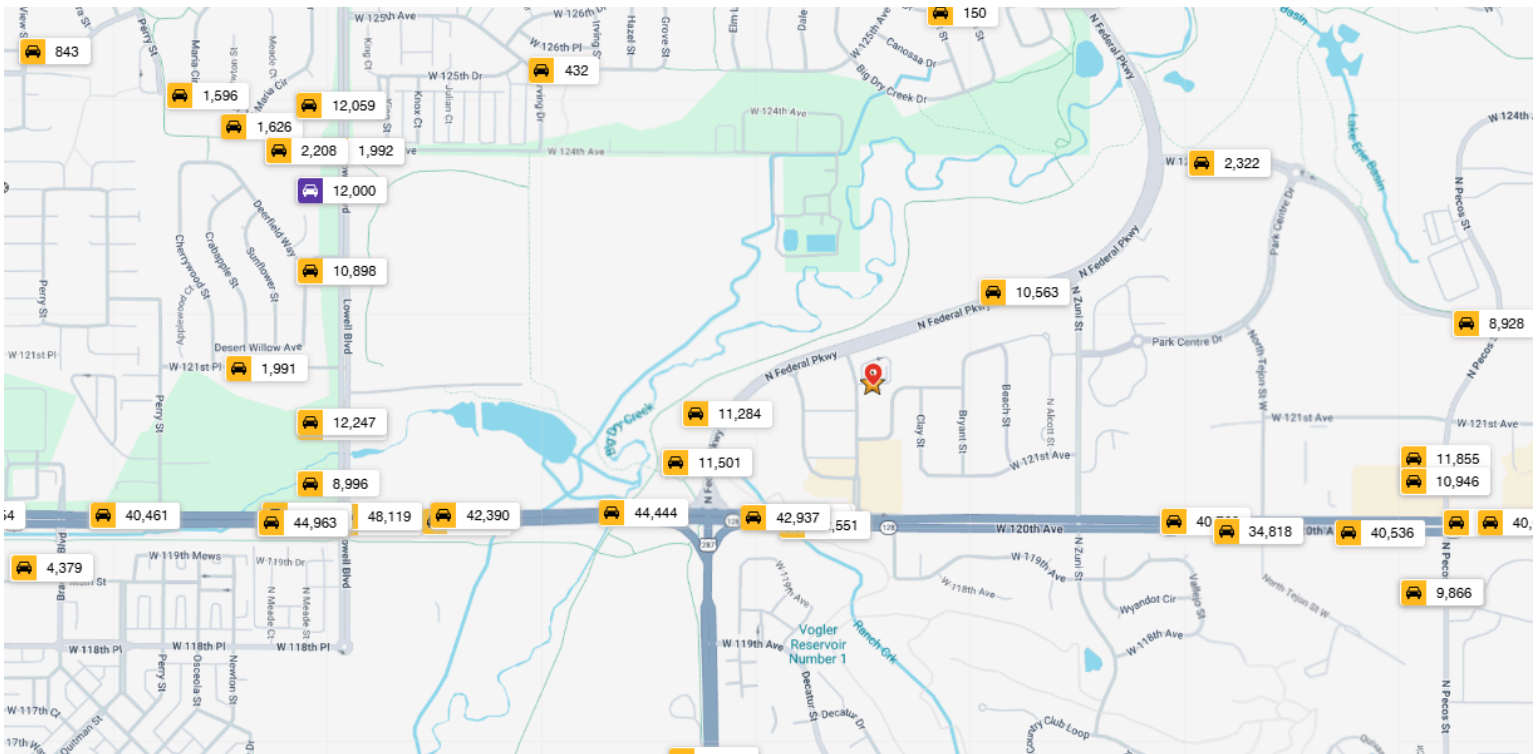
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FLOORPLAN

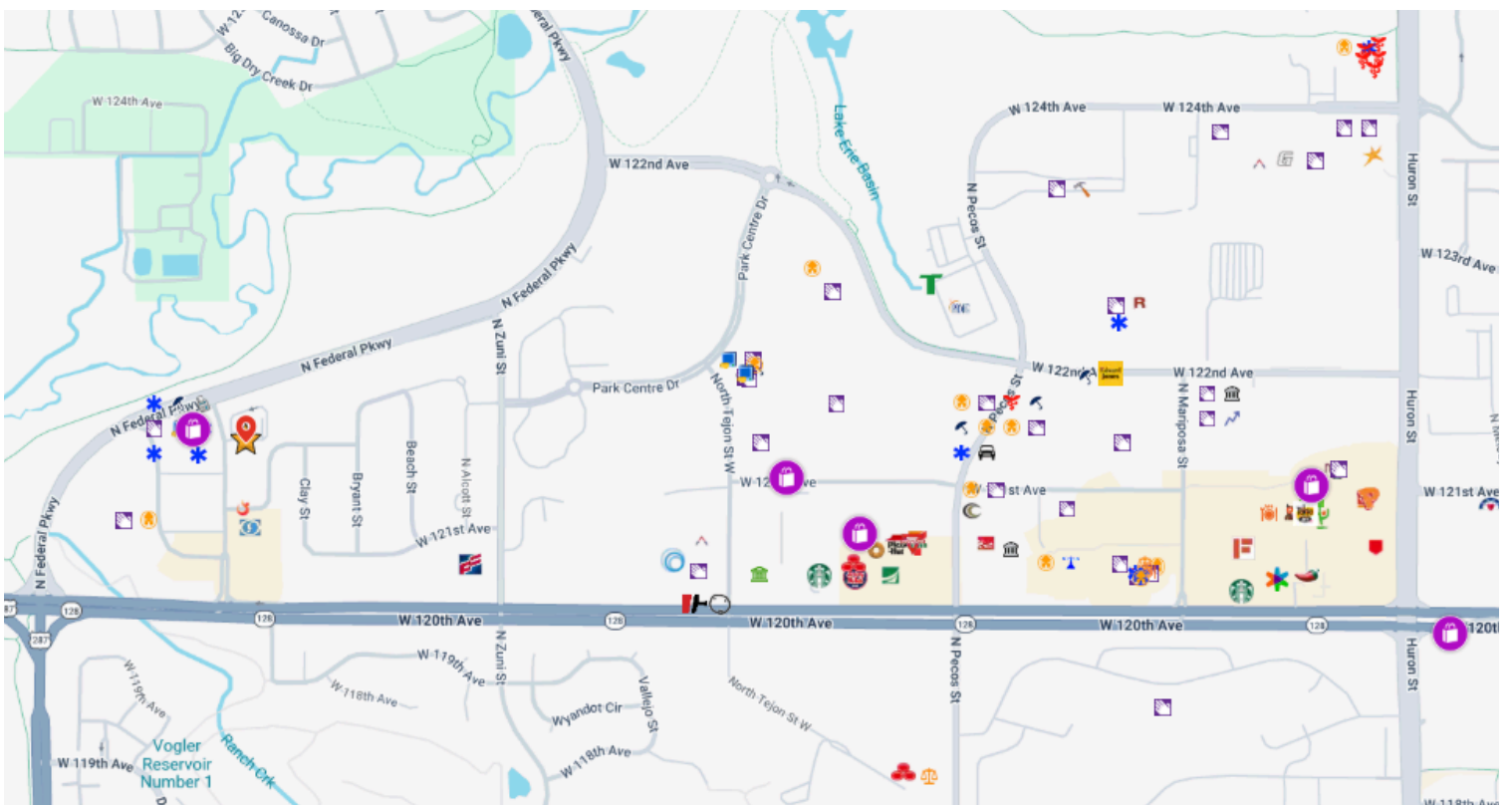


TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.



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This presentation is provided for general informational purposes only. All property details, including but not limited to building specifications, parcel information, zoning, and ownership records, were obtained from public records and other third-party sources deemed reliable. However, no guarantee, warranty, or representation—express or implied—is made as to the accuracy, completeness, or current status of this information. All figures, measurements, and data are subject to verification, change, or correction without notice. All interested parties should conduct their own independent investigation, analysis, and verification of all information presented. Nothing in this presentation should be construed as legal, financial, or tax advice.