

# 6850

## E HAMPDEN AVENUE

**MEDICAL OFFICE FOR LEASE**



### **PRESENTED BY:**

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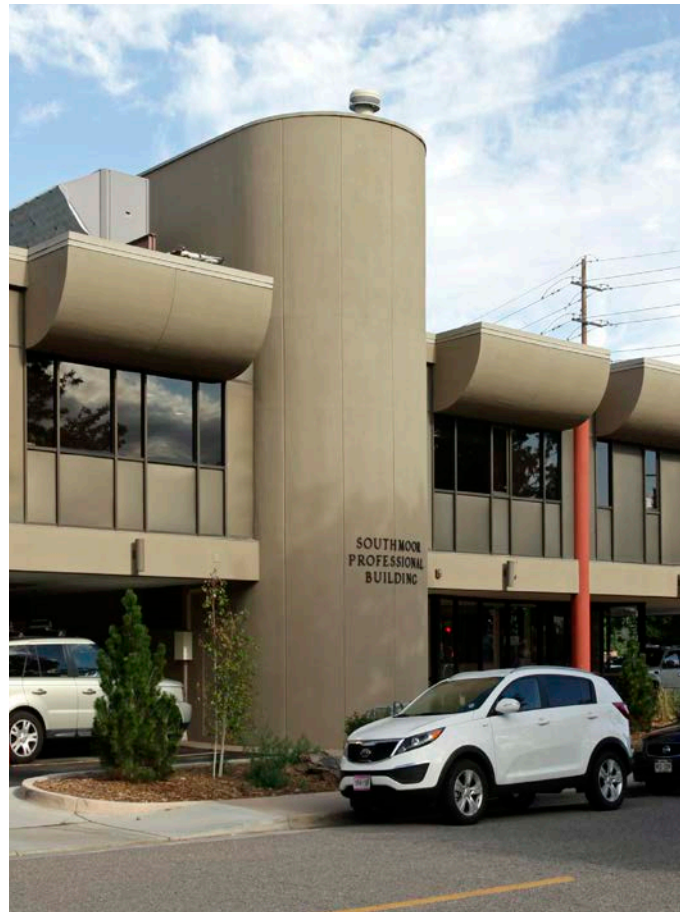


## FOR LEASE AT SOUTHMOOR PROFESSIONAL BUILDING

Located within the well-established Hampden South neighborhood, Southmoor Park Professional Building presents an exceptional leasing opportunity for healthcare providers seeking visibility, accessibility, and functionality. Suite 203 is situated on the second level and offers a welcoming reception area, private in-suite restrooms, and a versatile floor plan that can be easily configured to support a range of medical or professional practices, including exam rooms, offices, or collaborative treatment space. The building features a professional lobby, elevator access, and an internal atrium allowing for an abundance of added daylight creating a seamless experience for both patients and staff. Covered and off-street parking are available, providing ample and convenient parking options. Ideally located on East Hampden Avenue, the property offers excellent exposure and immediate access to I-25, making it easily reachable from throughout the Denver metro area. Surrounded by a strong mix of retail, restaurants, and service amenities, this location enhances day-to-day convenience while supporting a steady flow of patients and visitors.

## PROPERTY DETAILS

LEASE RATE	\$24.00/SF NNN
SPACE AVAILABLE	1,854 RSF
TERM	NEGOTIABLE
PROPERTY TYPE	MEDICAL OFFICE
BUILDING STORIES	TWO
YEAR BUILT	1973
SUBMARKET	EAST HAMPDEN
PARKING	COVERED/SURFACE

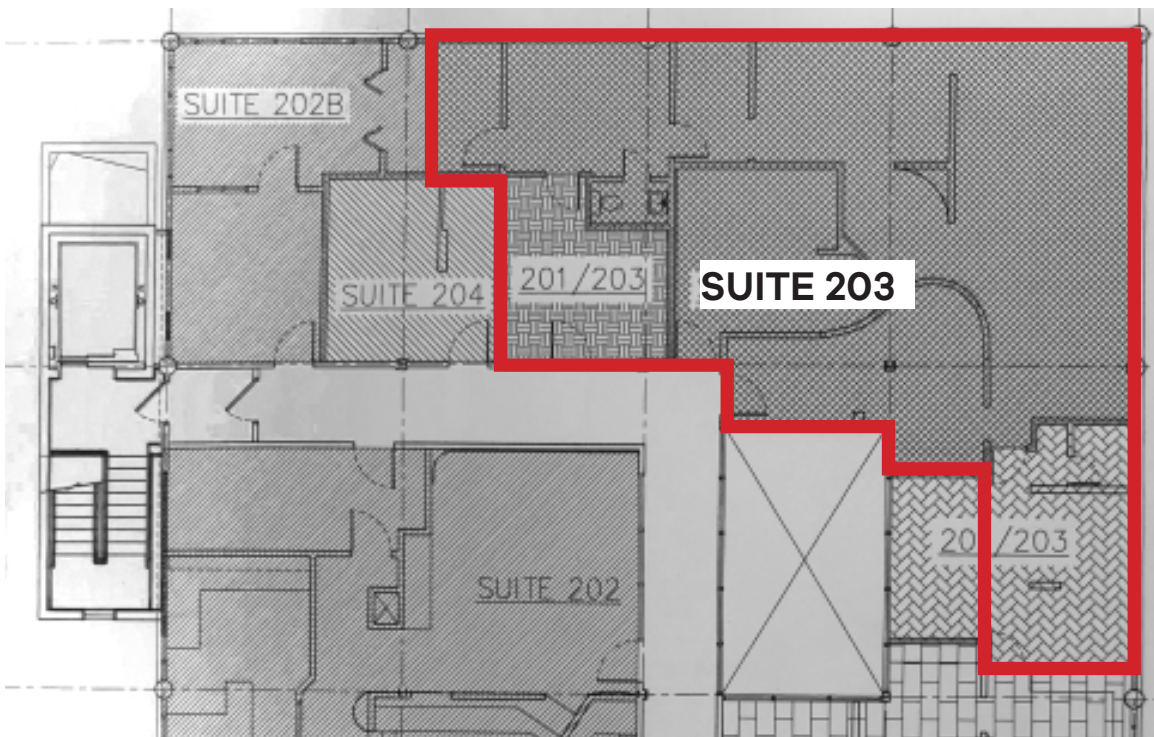


## SPECIAL FEATURES & AMENITIES

- SECOND FLOOR, SUITE 203 (1,854 sq feet)
- NATURAL DAYLIGHT IN LOBBY & COMMON AREAS
- ELEVATOR ACCESS
- COVERED AND SURFACE PARKING AVAILABLE
- ONSITE MANAGEMENT
- WALKING DISTANCE TO NUMEROUS DINING ESTABLISHMENTS AND SERVICES
- INCREDIBLE LOCATION WITH FANTASTIC VISIBILITY
- JUST TWO BLOCKS FROM I-25
- EASY ACCESS TO PUBLIC TRANSPORTATION

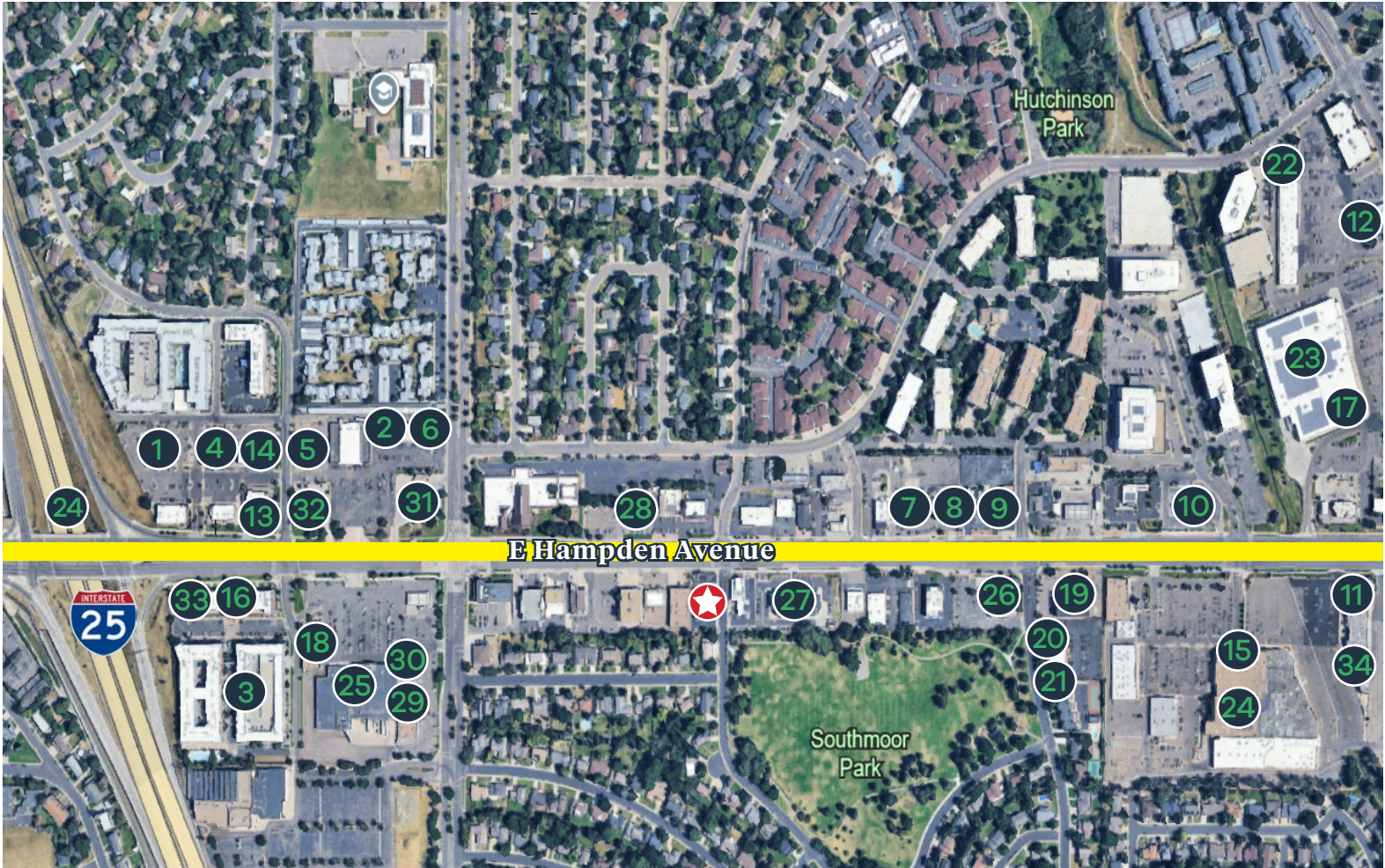


## SPACE PHOTOS





# AREA MAP



## DINING/BARS

- 1 Torchy's Tacos
- 2 The Bagel Deli
- 3 Jimmy John's
- 4 Taziki's Mediterranean
- 5 Sushi Train
- 6 Tiki Bar & Grill
- 7 McDonald's
- 8 New York Deli News
- 9 Qudoba Mexican Eats
- 10 Raising Cane's
- 11 Pho 63
- 12 Benihana

## COFFEE/CONFECTIONS

- 13 Starbucks
- 14 Kung Fu Tea
- 15 WFM Coffee Bar
- 16 Cold Stone Creamery
- 17 Starbucks

## WELLNESS/FITNESS

- 18 C3 Performance
- 19 The Studio - Pilates
- 20 C Fitness
- 21 Equilibrias
- 22 Hand & Stone Massage

## RETAIL/SERVICES

- 23 Target
- 24 Whole Foods
- 25 King Soopers
- 26 Walgreens
- 27 Advent Health ER/Urgent Care
- 28 Goldsmith Vet Clinic
- 29 MT Nails & Spa
- 30 Dependable Cleaners
- 31 Conoco
- 32 Key Bank
- 33 The UPS Store
- 34 FedEx Store

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