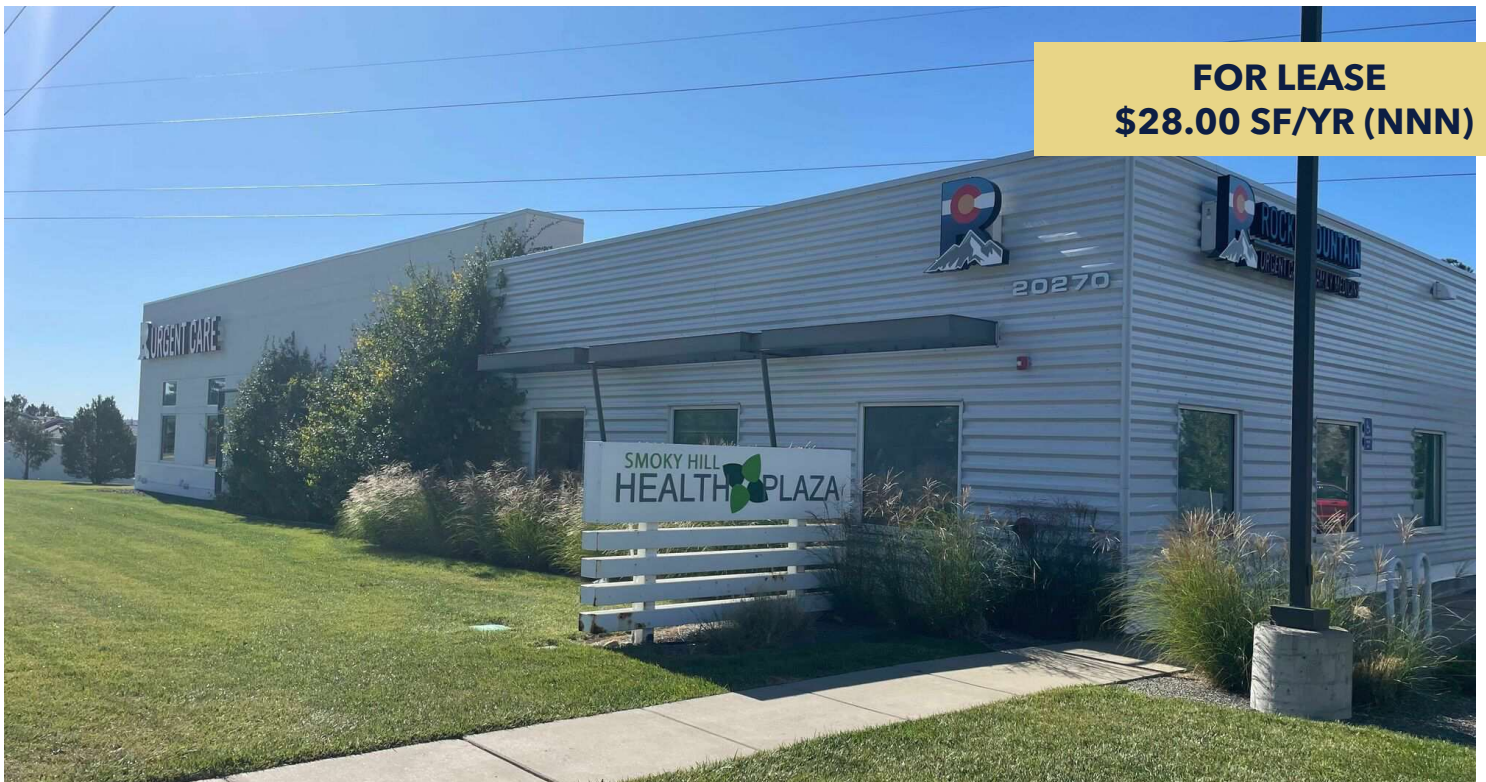


FOR LEASE
\$28.00 SF/YR (NNN)



20270 EAST SMOKY HILL ROAD

Centennial, CO 80015



AVAILABLE SF

4,400 SF



NNN RENT

\$28/SF



OPEX

\$15/SF

PROPERTY HIGHLIGHTS

- "Move-in" Ready Medical Space
- 5 Reserved Parking Spaces
- Furniture and Equipment Can Be Included
- Multiple On-Building Signage Options
- Lab, MA Work Stations, X-Ray Room, Kitchen, Laundry, Employee Lounge



RESERVED PARKING

5 - SPACES



STREET

SIGNAGE



YEAR BUILT

2008

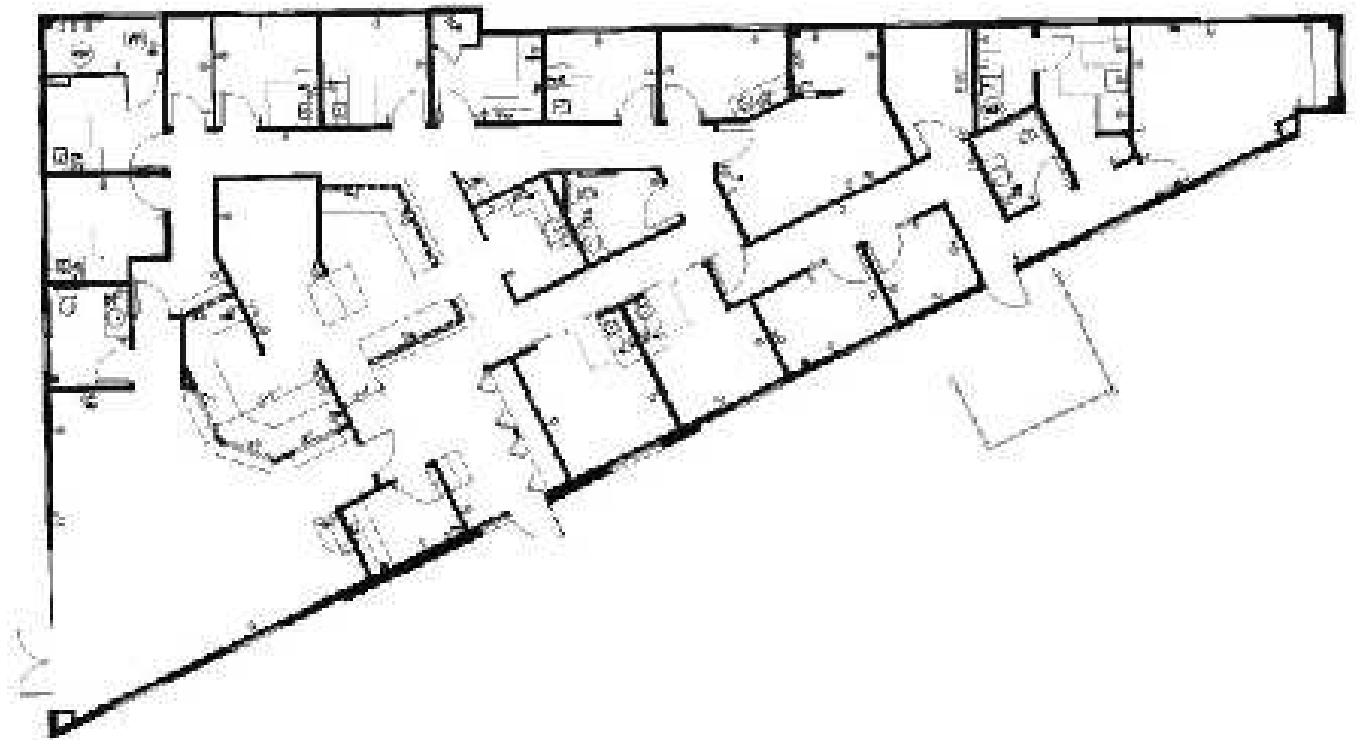
PROPERTY DESCRIPTION

Stand-alone medical office space is move-in ready. Excellent street visibility with multiple signage options facing Smokey Hill Road. Previously an urgent & family care center, it comes partially furnished and equipped. Most exam rooms have tables, providers offices have office furniture, and there is even X-Ray equipment already in place. Five reserved parking spaces are also included - two are handicapped accessible spaces directly in front of the main entrance.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



FLOOR PLANS



TODD BROWN
303.916.3955
tbrown@madisoncommercial.com



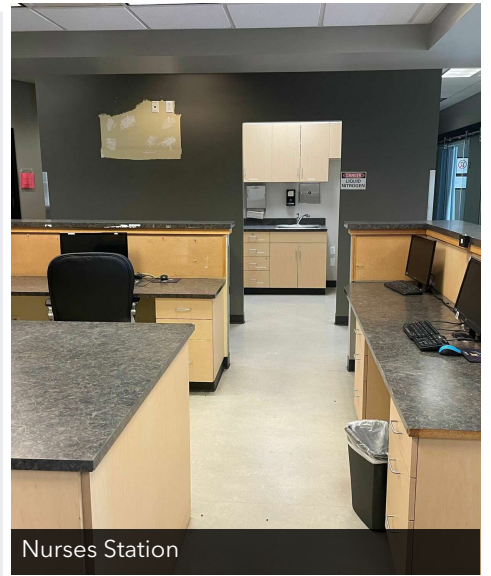
ADDITIONAL PHOTOS



Waiting/Reception Area



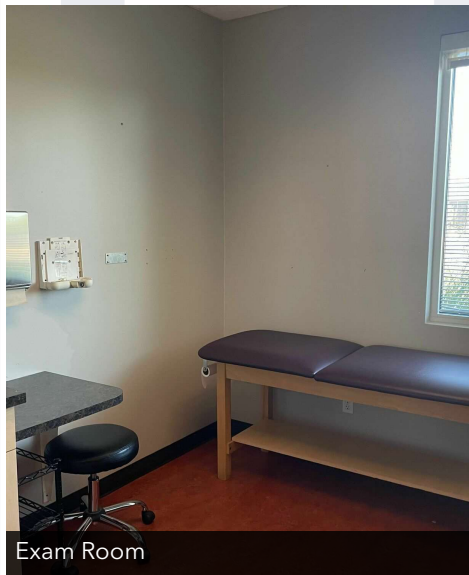
Reception Desk



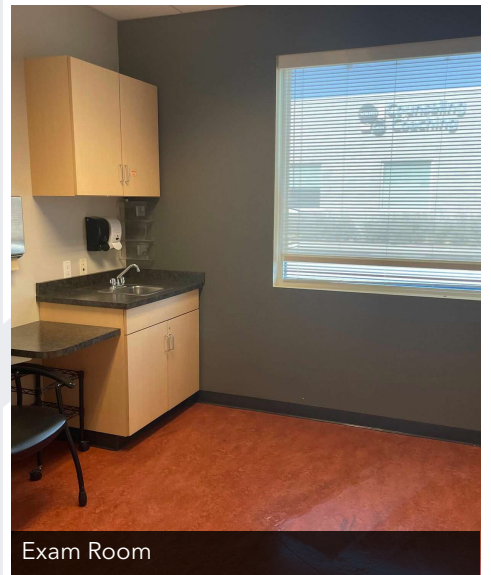
Nurses Station



Procedure Room



Exam Room



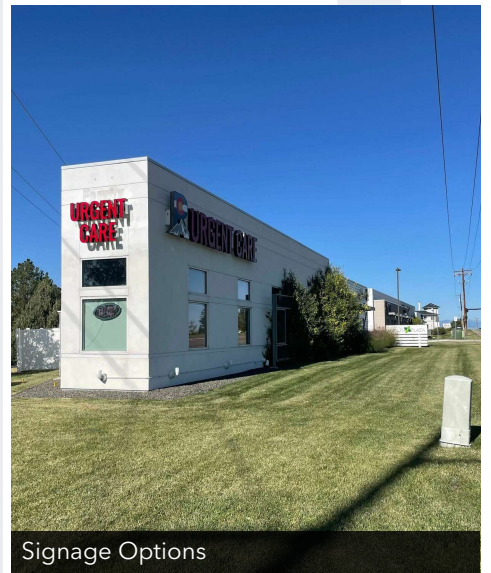
Exam Room



Exam Room



Main Entrance



Signage Options

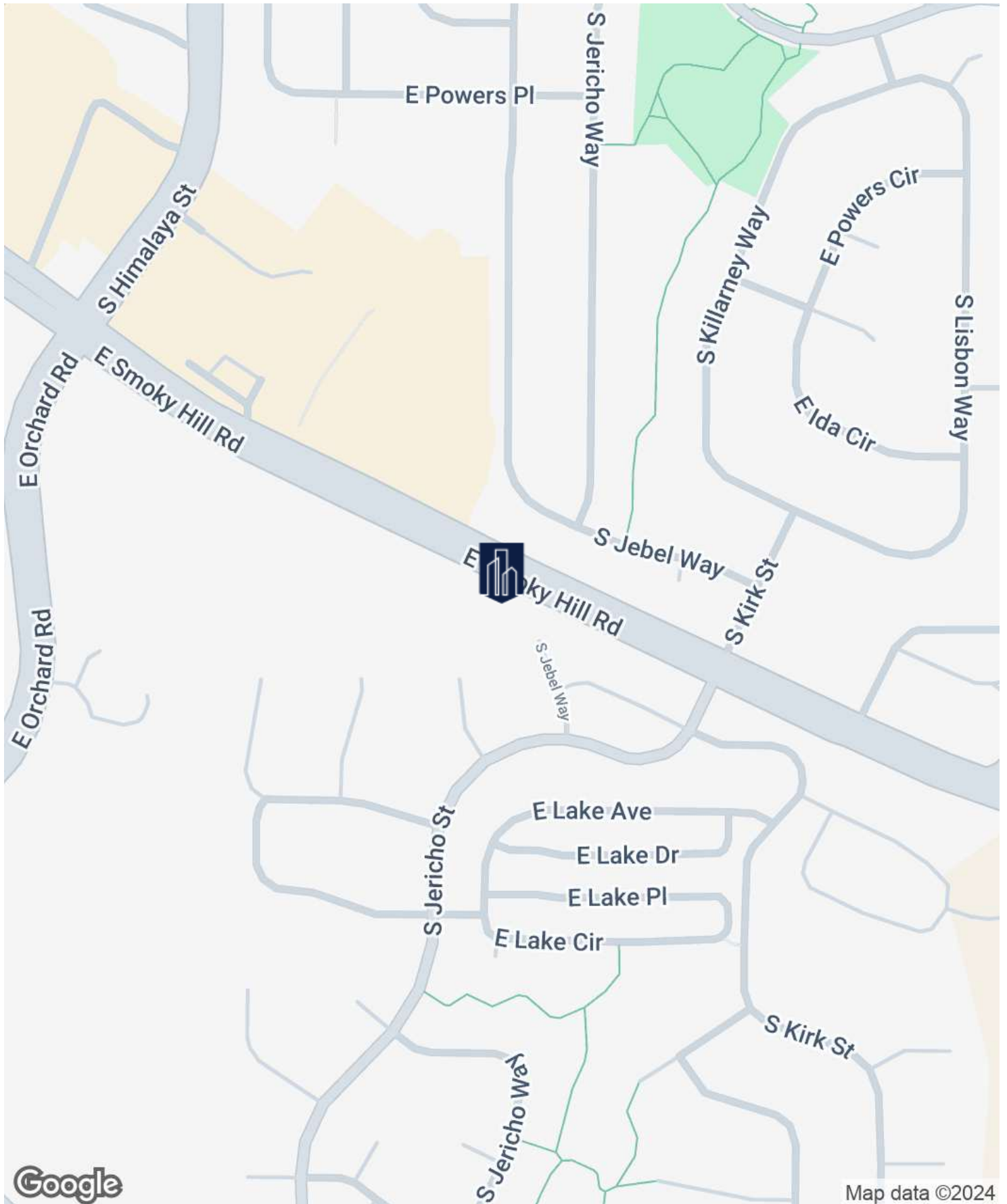
TODD BROWN

303.916.3955

tbrown@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

LOCATION MAP



TODD BROWN

303.916.3955

tbrown@madisoncommercial.com

