



Bldg 1

7840 E Berry Pl, Greenwood Village, CO 80111



Travis Plakke

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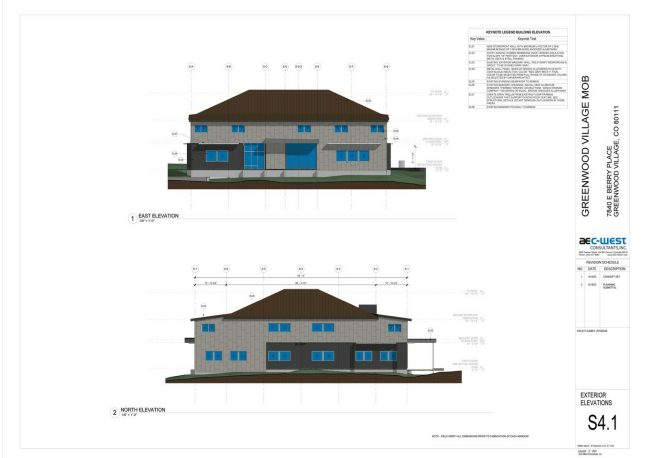
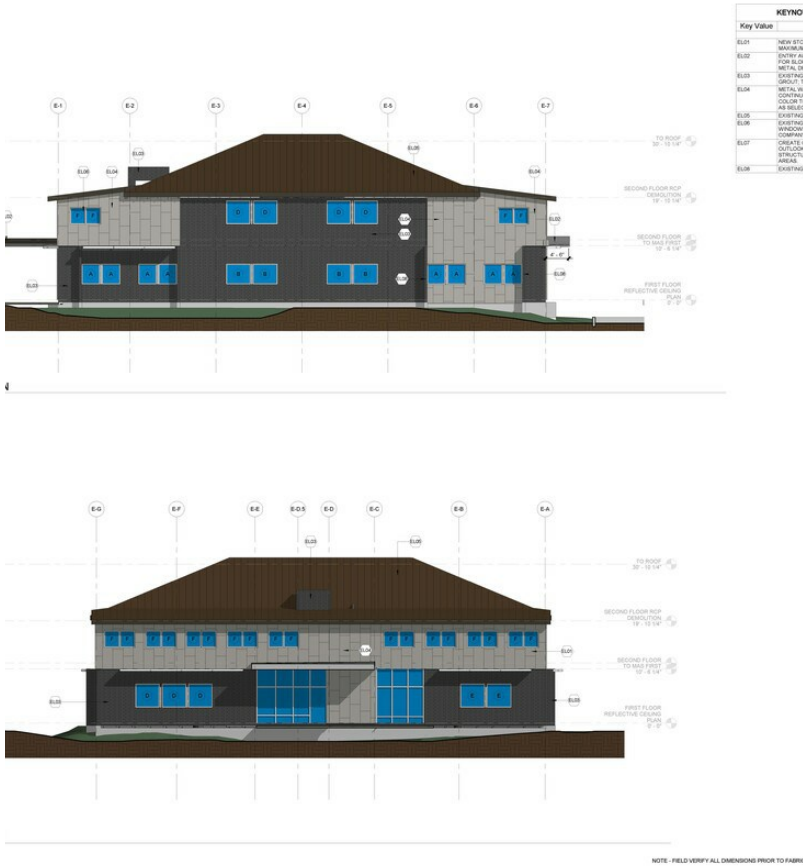
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\$32.00 /SF/YR

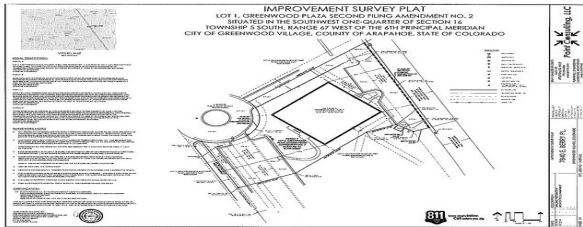
Location, location, location. If you are looking for visibility it doesn't get much better than this location. This building is located directly south of The Landmark at Greenwood Village with unobstructed frontage to I-25. Tenant improvement allowance is available based on term, rate and financials.

The medical office building at 7840 E Berry Pl is currently under renovation to modernize the look and update the infrastructure. This property is owned by a local surgeon who will be occupying the first floor. His business is an established (over 15 years) and internationally recognized hyper specialized ear, nose and throat clinic. The owner is looking to bring in other like minded medical users to create a synergistic relationship to serve the community at large....

- Location and Visibility to I-25
- Directly South of Landmark mixed use shopping center and residences
- Will have signage facing I-25
- Build to suit



Rental Rate:	\$32.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	14,468 SF
Year Built:	1980
Construction Status:	Under Renovation
Walk Score @:	61 (Somewhat Walkable)
Taxes:	\$0.29 USD/SF/MO
Operating Expenses:	\$0.50 USD/SF/MO
Rental Rate Mo:	\$2.67 /SF/MO



1st Floor

Space Available	4,000 SF
Rental Rate	\$32.00 /SF/YR
Date Available	June 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

1

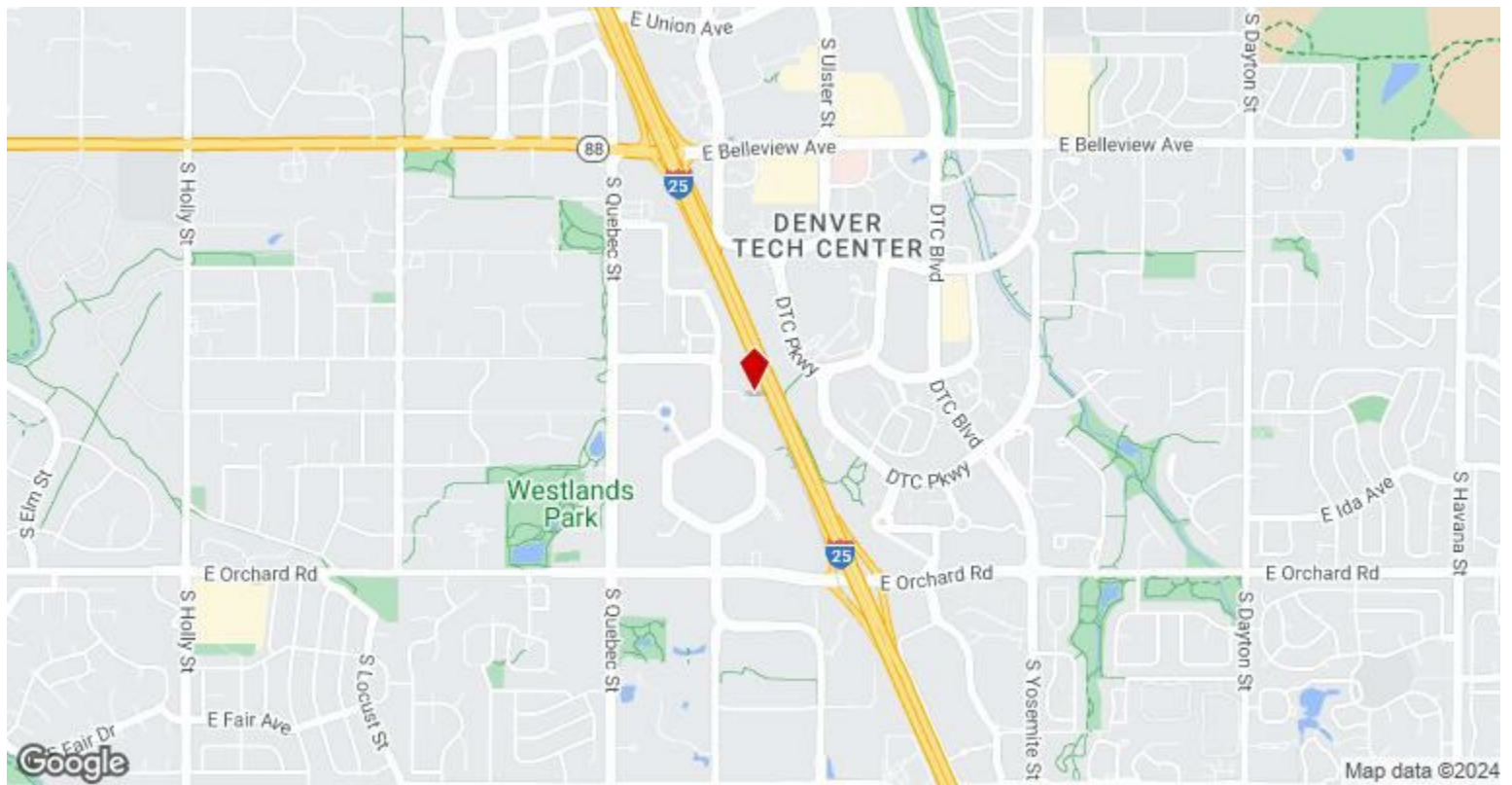
2nd Floor Ste 200

Space Available	7,800 SF
Rental Rate	\$32.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Colorado Voice Clinic	-	



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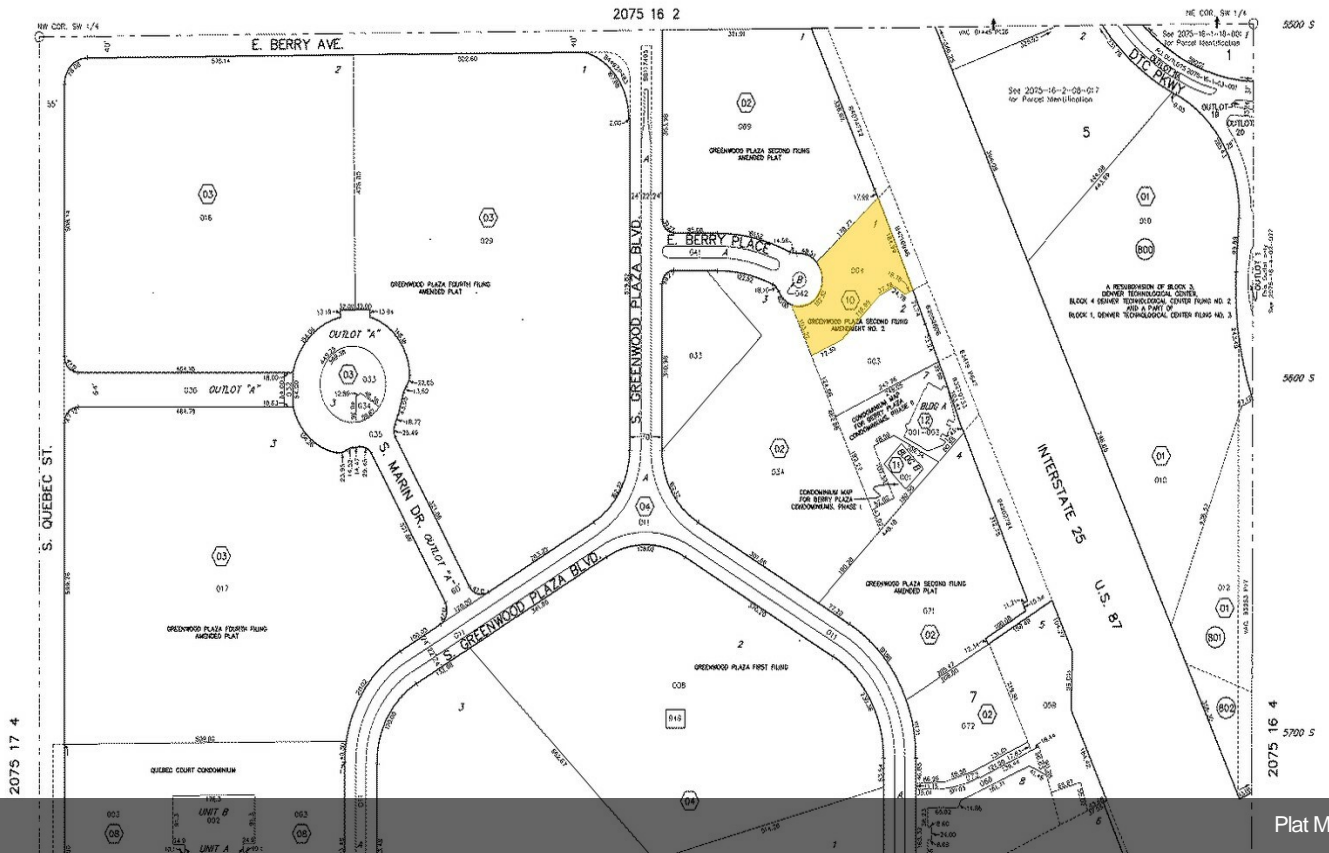
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Property Photos

REVISIONS

- 11-12-89 SC Parcel
- 24-07-76 Egan Update to 1970
- 02-10-71 SC Update to 2010
- 08-29-72 Egan Breakdown
- 05-18-73 TSP Breakdown
- 02-10-74 Egan Breakdown
- 02-04-74 TSP Breakdown
- 04-22-74 Egan Breakdown
- 02-10-78 Egan Breakdown
- 01-29-77 LAL Breakdown
- 09-18-78 LAL Breakdown
- 02-20-76 TSP Breakdown
- 02-12-79 RDC Breakdown R
- 01-18-85 RDC New Subdiv
- 08-09-80 RDC Breakdown
- 08-23-81 LAC Breakdown
- 11-18-81 DT New Subdiv
- 09-01-82 LAC New Subdiv
- 05-17-84 TSP Breakdown
- 11-19-85 TSP Breakdown
- 01-12-86 LC Breakdown
- 03-12-86 TSP Breakdown
- 04-05-86 TSP Breakdown
- 02-17-82 TSP New Subdiv
- 02-20-83 TSP Breakdown
- 02-03-84 LC Breakdown
- 01-10-81 LC New Subdiv
- 03-12-81 LC Breakdown
- 02-24-82 TSP Breakdown
- 02-17-82 TSP New Subdiv
- 09-28-83 TSP Breakdown
- 02-18-85 DT Breakdown
- 02-14-82 TSP New Subdiv
- 10-21-86 DT Breakdown
- 11-13-80 TSP New Subdiv
- 01-08-88 DT Breakdown
- 08-10-88 DT Split Map
- 07-28-11 06 New Subdiv
- 11-28-12 06 New Subdiv
- 06-11-13 07E Breakdown



Plat Map