

**HUGE PRICE  
REDUCTION**

**FOR SALE OR LEASE**

Medical or Professional Office  
1745 Lafayette Street, Denver, CO 80218

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## BUILDING DETAILS

SALE PRICE	\$1,100,000 <b>\$897,000</b>
LEASE PRICE	\$30.00 NNN
SQUARE FOOTAGE	2,800
PARKING	5 Spaces
AVAILABLE	Now
LOT SIZE	+/- .14 Acres

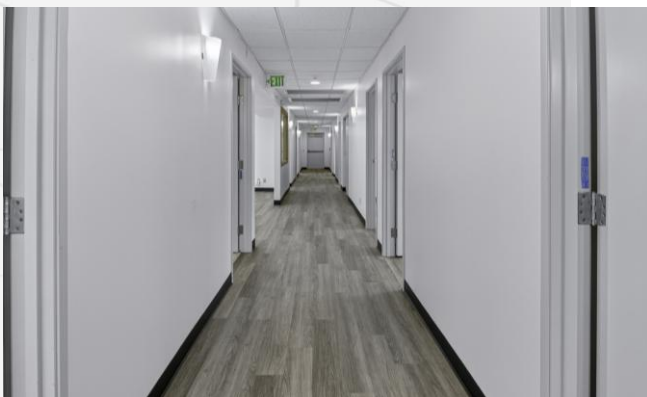


This image is a rendering of exterior cosmetic changes

## HIGHLIGHTS

- Excellent visibility and retail-style frontage
- 5 onsite parking spaces + ample street parking
- 8 private offices
- Large reception & administrative space
- 3 restrooms + shower & large kitchen
- New interior/exterior paint, flooring, and landscaping

**Priced to Sell**



Opportunity awaits in this updated 2,800 SF medical or professional office building near St. Joseph's Hospital. Surrounded by shops and restaurants, this property offers excellent visibility with retail-style frontage. Recent upgrades include fresh interior and exterior paint, new flooring, updated landscaping, and modern curb appeal. Perfect for an owner-user seeking a central, high-traffic location, this building delivers both professional presence and long-term value.

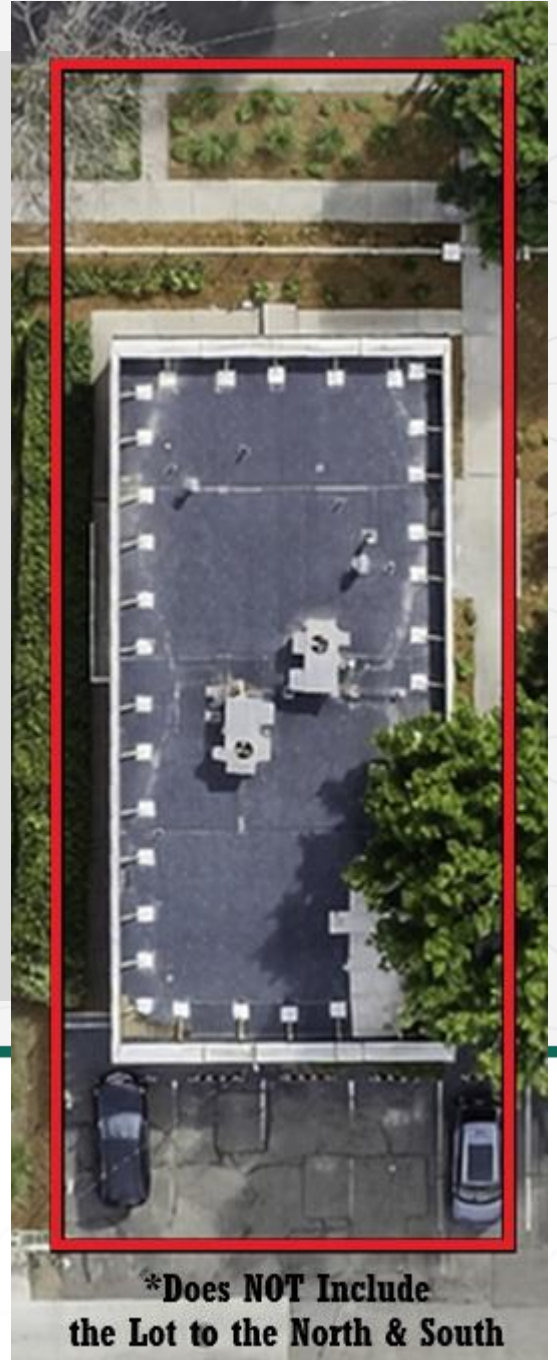
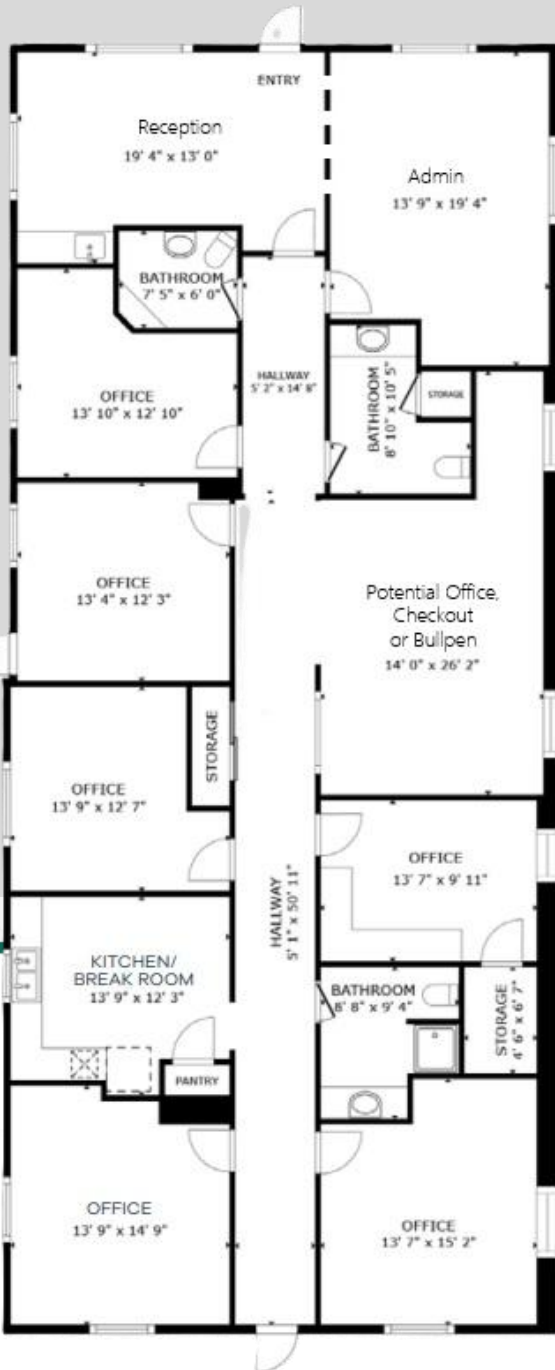
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**FLOOR PLAN**



**SITE PLAN**

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**LOCATION**



**ABOUT UPTOWN**

Located in Denver's Uptown neighborhood, just east of downtown, this property benefits from a prime urban setting. Uptown is known for its mix of historic charm and modern development, offering a walkable environment filled with popular restaurants, cafés, and boutique shops. The building sits directly next to St. Joseph's Hospital and other major medical facilities, making it an ideal spot for healthcare providers and professional services. With tree-lined streets, nearby City Park, and easy access to downtown Denver, Uptown delivers both convenience and character in one of the city's most desirable business districts.

