



FOR LEASE

# OFFICE/MEDICAL

1450 SQ FT

SUITE 120

15530 E BRONCO PKWY,  
ENGLEWOOD 80112

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EXCLUSIVELY LISTED BY



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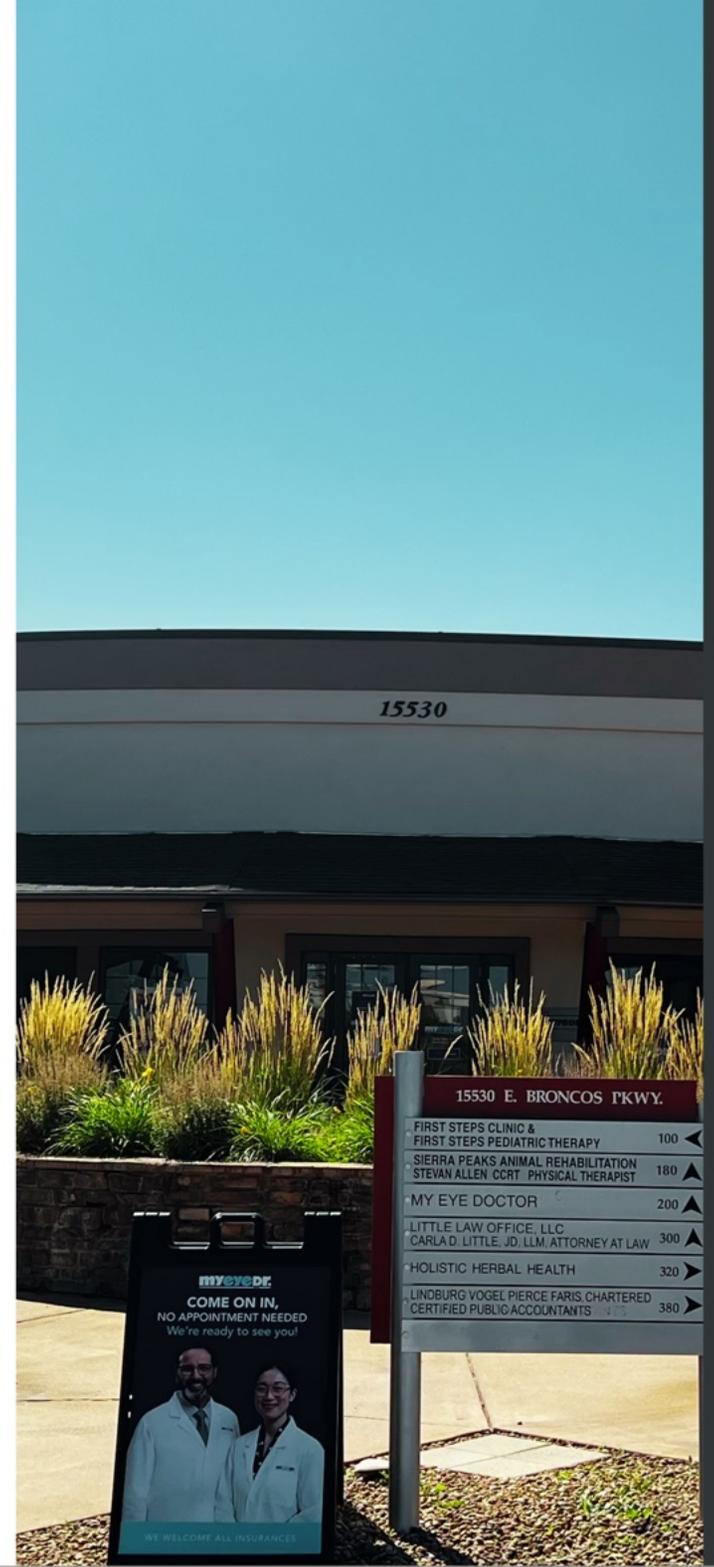
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# TABLE OF CONTENTS

03	PROPERTY OVERVIEW
04	PROPERTY SUMMARY
05	FLOOR PLAN
06-07	PROPERTY PHOTOS
08	AREA OVERVIEW
09	AERIAL VIEW



# LEASE AVAILABLE

Situated in a high-demand area, this property offers an excellent leasing opportunity for businesses seeking a strategic location in a vibrant and growing professional hub. The surrounding community provides strong potential for business growth and client engagement, making it ideal for those looking to capitalize on the area's increasing demand and easy access to key amenities. This can be used as office or medical space.

<b>PROPERTY ADDRESS</b>	<b>15530 E Bronco Pkwy, Englewood CO</b>
<b>SQUARE FEET</b>	<b>1450 SQ FT</b>
<b>ASKING PRICE</b>	<b>REDUCED TO \$23/SQ FT</b>





## PROPERTY SUMMARY

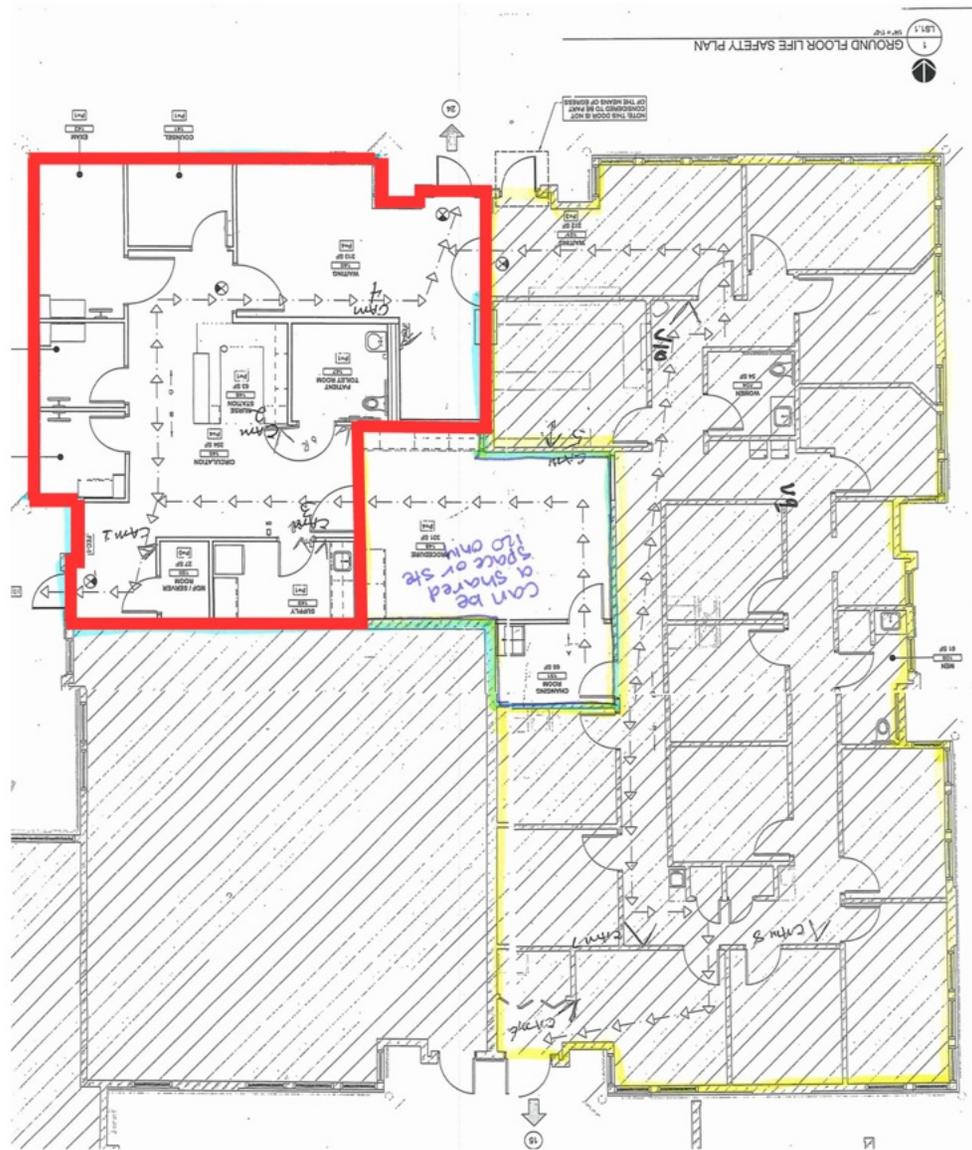
**Property Summary:** This well-designed 1,450 square foot space offers a comfortable and efficient environment, ideal for both medical practices and office-based businesses. With a flexible office-intensive layout and essential amenities, this space ensures functionality and convenience for tenants looking for a prime location in Englewood, CO.

## HIGHLIGHTS

- Base Rate: \$24.00/SQ FT
- Available Space: 1,450 SQ FT
- 3 Exam Rooms, 1 Office, 1 Bathroom, and 1 Nurse Workstation
- Fully built-out medical space, adaptable for office use
- Office-intensive layout suited for a range of businesses
- 24-hour access for convenience and security
- Air conditioning throughout the space
- Kitchen and Wi-Fi included
- Lease excludes utilities, property expenses, and building services
- Located in a prime area with easy access to major roads

# FLOOR PLAN

**SUITE 120  
(RED OUTLINE)**





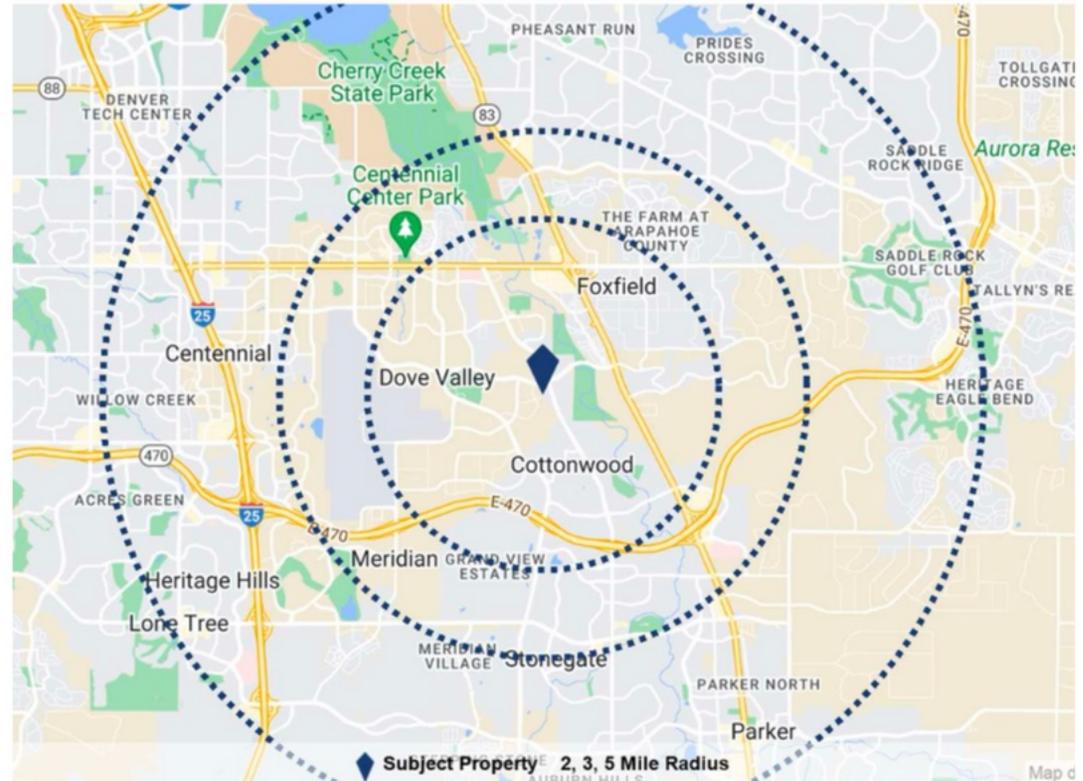


# AREA OVERVIEW

## LITTLETON, COLORADO

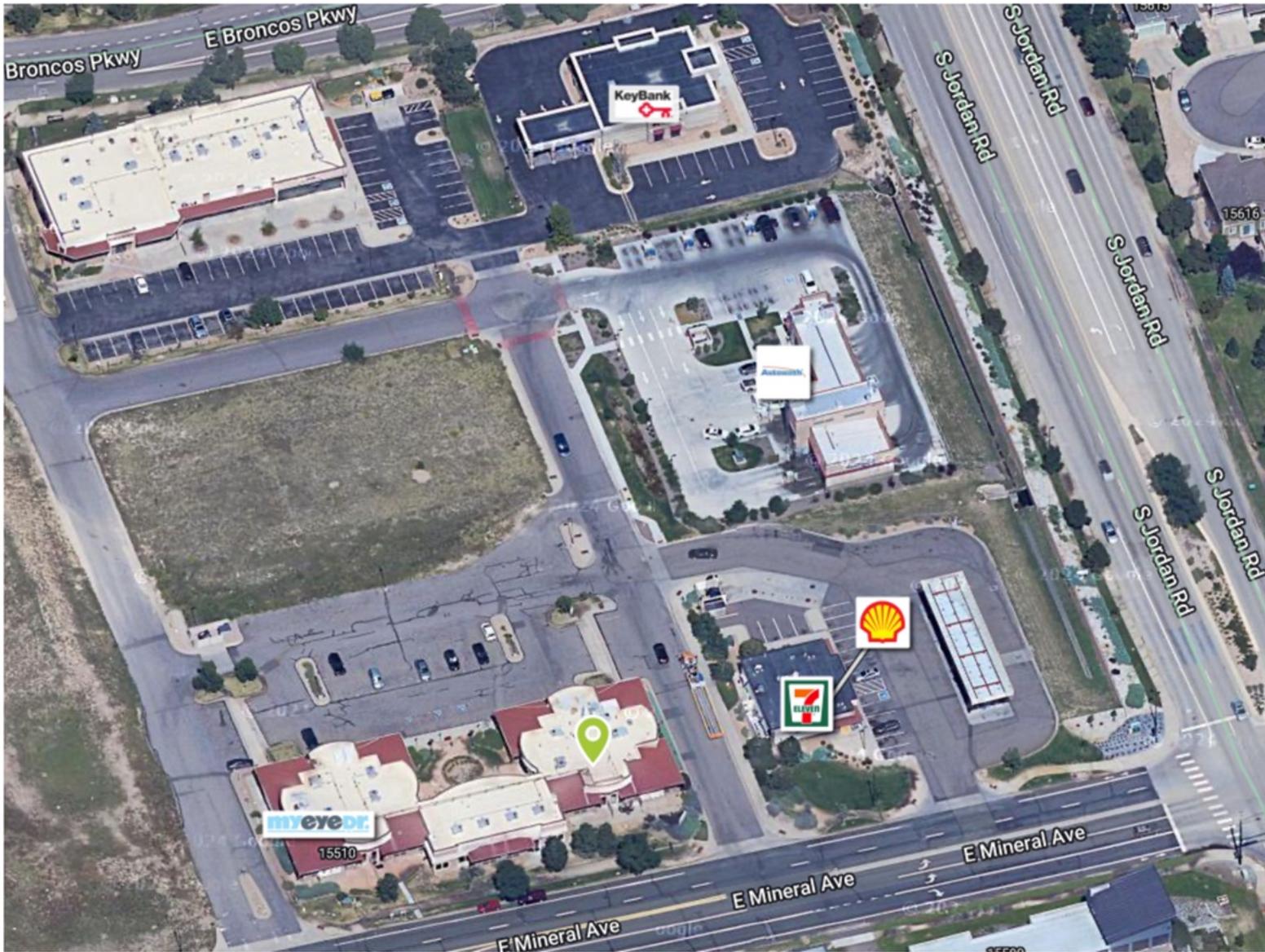
15530 E Bronco Pkwy is situated in Englewood, CO, a vibrant suburb with excellent access to major highways like E-470 and I-25, connecting you swiftly to downtown Denver and the Denver Tech Center. The area is a hub for medical services, with numerous hospitals and clinics nearby, creating a supportive environment for medical practices.

The surrounding area features a variety of amenities, including shopping centers, restaurants, and recreational spaces, enhancing convenience for both staff and clients. Its proximity to residential neighborhoods ensures a steady flow of potential patients, making it an ideal location for medical and professional services.



POPULATION	2 MILE	3 MILE	5 MILE
Total Population	24,058	51,296	220,284
Growth	4.3%	3.9%	3.2%
Average Age	35	37	38

# AERIAL VIEW





## CONTACTS

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