

OFFICE CONDO FOR SALE

PRENTICE PLACE

8301 E. PRENTICE AVENUE, GREENWOOD VILLAGE, CO 80111



PROPERTY DETAILS

AVAILABLE	Suite 300 & 307: 5,158 SF
SALE PRICE	\$1,289,500.00 (\$250.00 / SF)
PROPERTY TAXES	\$24,877.50 (Estimate)
ASSOCIATION DUES	\$3,923.00 / Month
PARKING	2.95:1,000
BUILDING SIZE	25,802 SF
Y.O.C.	1974 - Suite Remodeled 2022
ZONING	Office
CITY / COUNTY	Greenwood Village / Arapahoe

PROPERTY FEATURES

- Premier 5,158 SF Recently Renovated Office Condo in the Heart of the Denver Tech Center
- Fully Built-Out Counselor's Office
- Flexible Seller
- Option to Buy with a Lease-Back to Seller
- Reserved & Unreserved Covered / Uncovered Parking
- Updated Common Area & Suite Finish
- Prime Location with Excellent Access
- Easy Access to I-25, Belleview Ave., DTC Blvd. & I-225
- Conveniently Located Near Ample Amenities Including Restaurants, Retail & Hotels in the Denver Tech Center

2023 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	39,469	\$125,802	\$630,210
5 Mile	258,522	\$116,601	\$475,244
10 Mile	1,141,227	\$112,233	\$449,677

TRAFFIC COUNTS

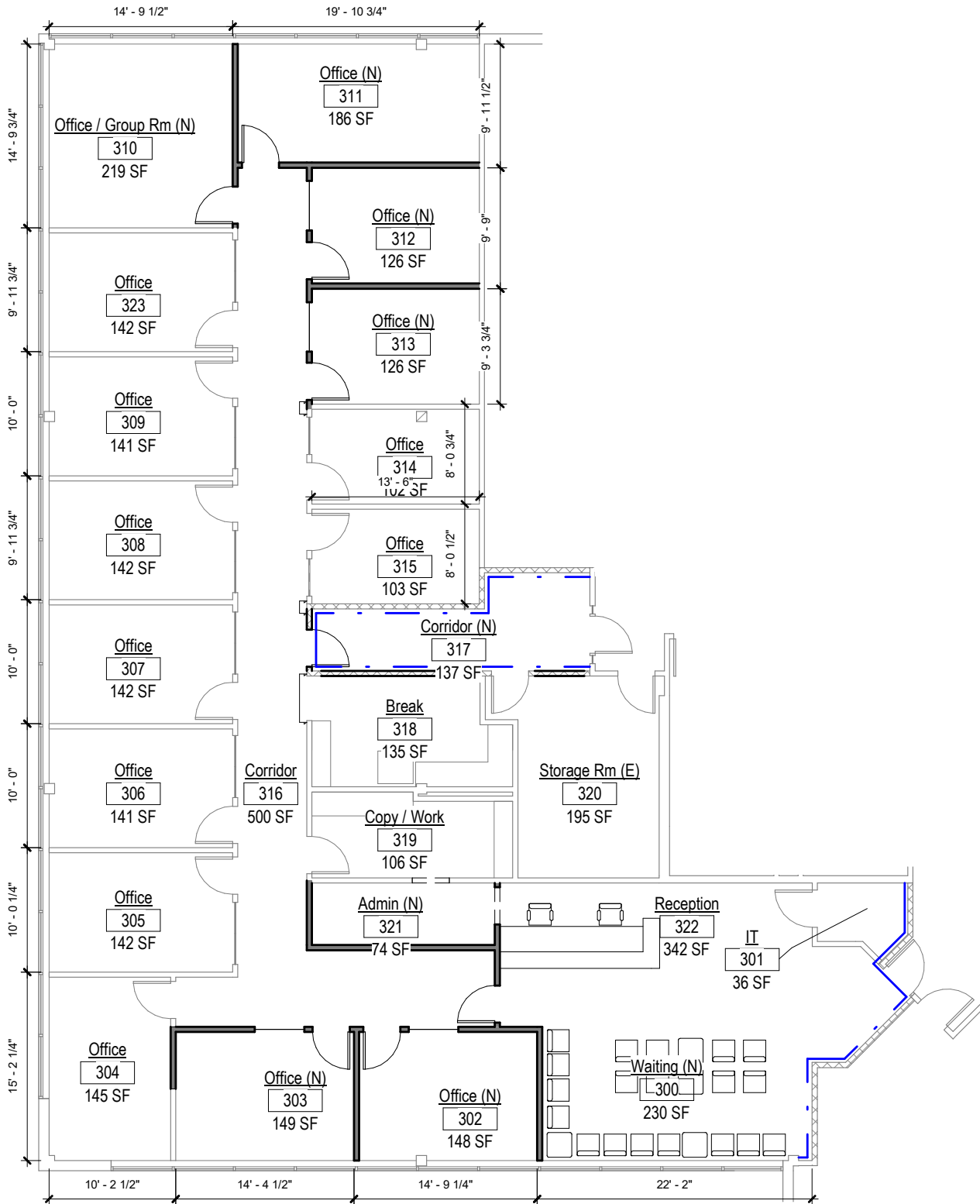
Vehicles Per Day (VPD)
Approx. 11,900 VPD on Prentice Ave. & DTC Pkwy.
Approx. 20,500 VPD on DTC Blvd. & E. Crescent Pkwy.
Approx. 104,000 VPD along I-25 at E. Belleview Ave.

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SUITE LAYOUT



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