



**FOR LEASE**  
**\$30.00 SF/YR (NNN)**

## 20250 EAST SMOKY HILL ROAD SUITE 6

Centennial, CO 80015



AVAILABLE SF

2,018 SF



NNN RENT

\$30/SF



AVAILABILITY

45 DAYS

### PROPERTY HIGHLIGHTS

- Easy access from E. Smoky Hill Rd, E. Orchard Rd, and E-470
- Lots of glass - all but one private office/patient room has a window
- Two restrooms
- Kitchenette
- Over-sized office could function as a conference room



PARKING

80 SPACES



RESERVED PARKING

2 SPACES



BUILDING SF

18,806

### PROPERTY DESCRIPTION

Most recently occupied by a mental health group, the space is configured with eight private offices/patient rooms, provider's office, two restrooms, kitchenette, waiting area, reception area with room for two work stations plus another admin work space. One private office/patient room is over-sized and could be used as a conference room. The horse-shoe layout makes it very flexible for any type of medical practice.

Madison Commercial Properties  
 501 S Cherry St. Suite 350 | Denver, CO 80246  
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# PROPERTY SUMMARY



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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$30.00 SF/yr (NNN)
<b>Available SF:</b>	2,018 SF
<b>Building Size:</b>	18,806 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	353	1,411	5,399
<b>Total Population</b>	1,044	4,322	17,197
<b>Average HH Income</b>	\$147,362	\$152,544	\$149,823

**TODD BROWN**

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# ADDITIONAL PHOTOS



**TODD BROWN**  
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**MADISON  
COMMERCIAL  
PROPERTIES**

# LOCATION MAP



**TODD BROWN**

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