

1,800 sf AVAILABLE FOR LEASE | Medical Office Space

4999 East Kentucky Avenue, Denver, Colorado 80246



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Medical Office Space Available for Lease

Space Size: 1,800 sf

Asking Rate: \$23-\$28 psf NNN

Class B Medical Office Building

Available As: Gray Shell Condition

Type: Medical Office

4999 E Kentucky Ave has recently opened a space in gray shell condition for lease that is conveniently located within the building just adjacent to the front entrance. It's full west-facing wall is a bank of windows that lets in plenty of natural light. Further, this property has a large on-site parking lot that has more than enough ample room for employees and visitors alike.

It's stucco facade gives the building an air of distinction. Entering the building, the peaceful foyer gives off an impression of professionalism that helps subliminally build trust for those walking through those doors. There is only one thing missing: you. Please do not hesitate to give one of our seasoned brokers a call for more information.

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- ▶ Two-story medical office building in Glendale/Denver
- ▶ Available space for lease in Gray Shell Condition
- ▶ Medical janitorial included in NNN
- ▶ Secure building access
- ▶ Peaceful tree-lined outdoor environment
- ▶ Plenty of natural lighting from banks of windows
- ▶ Large parking lot for Ample on-site parking
- ▶ Conference room available



1,800 SF for Lease
in Gray Shell Condition: Prime Spot main
floor adjacent to front building entrance
with full wall of large west facing windows

This stucco two-story medical office building at **4999 E Kentucky Ave** in Denver, Colorado is centrally located within a three-to-five-mile radius of dense apartment dwellers as well as single family home populations. In turn, under current demographics, primary service-related industries in like area radius are hovering around education and health arenas and a distant second among professional and business enterprises.*

Please give one of our brokers a call to find out more information about this rare opportunity.

*Source: CoStar Realty Information



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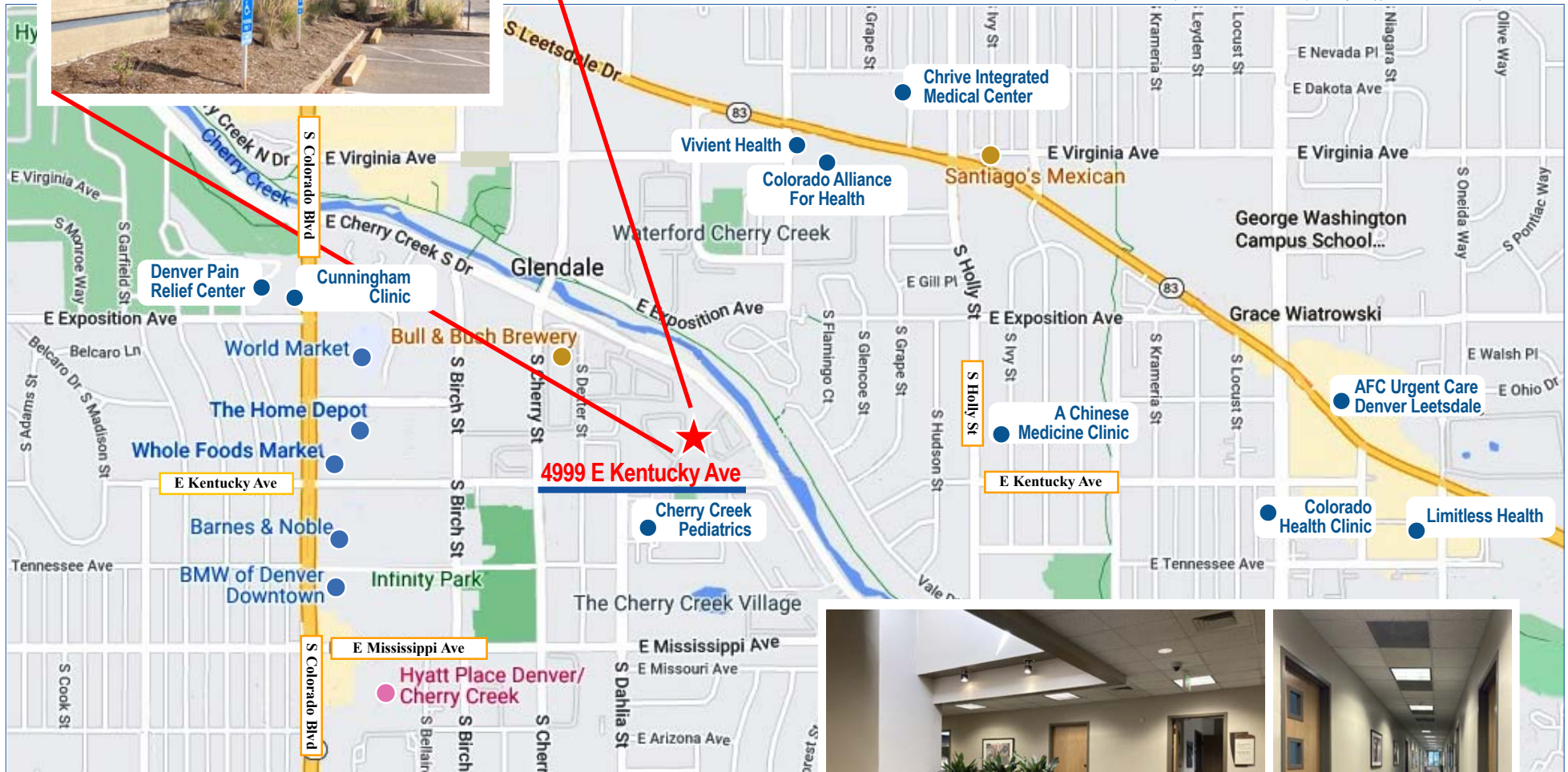
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Disclaimer: all entries (health, medical or otherwise) are only an approximation as to respective locations



The 4999 E Kentucky Ave building resides in a well-established thriving community of varying healthcare, ophthalmological, and medical clinics along with hospitality, retail, restaurant and corporate enterprises. It may be well worth your time to explore your possibilities. Please give one of our brokers a call for further information about this rare Space for Lease at 4999 E Kentucky Ave.