

North Zuni Medical Center

8380 ZUNI ST UNITS 300 & 305
DENVER, CO 80221



Property Overview

The North Zuni Medical Center is an ideal space for medical and professional use.

#300

Boasting seven spacious rooms, this unit is designed to provide a comfortable and functional environment for your practice or business. The two private bathrooms add a layer of convenience and privacy, while the modern kitchenette equipped with a new dishwasher ensures your staff has access to essential amenities. Abundant natural light enhances the ambiance of the unit, creating a welcoming and productive atmosphere. Additionally, the two closets offer ample storage space for your needs. Landlord will install carpet or LVT flooring. Please contact broker for more details.

#305

This turnkey space is completely ready to go for its next tenant. There is an established waiting room, reception area, 8 private rooms, 2 restrooms and a break room. This office suite is conveniently located right in front of the building's elevator, making it easily accessible for patients/clients.

2,190 SF | \$2,200/MO.

UNIT 300 SQ FT + FULL SERVICE RATE

2,765 SF | \$2,500/MO.

UNIT 305 SQ FT + FULL SERVICE RATE



PROPERTY TYPE OFFICE

COUNTY ADAMS

BUILDINGS 1

STORIES 3

YEAR BUILT 1977

UNIT 300 RENTABLE SF 2,190 SF

UNIT 305 RENTABLE SF 2,765 SF

PARKING TYPE LOT

ZONING C-0





Neighborhood Guide

Sherrelwood

- Convenient access to major highways I-25 and US-36, facilitating easy commutes to downtown Denver and surrounding areas.
- A variety of local shops, restaurants, and schools, providing residents with essential amenities.

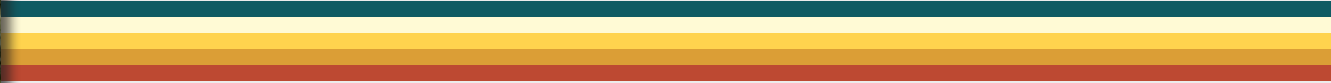


Sherrelwood, located in the northwestern part of Denver, Colorado, is a charming and diverse neighborhood known for its suburban tranquility and community-oriented atmosphere. It features a mix of mid-century homes and newer developments, appealing to families, young professionals, and retirees. Residents enjoy easy access to recreational outdoor opportunities at Rotella Park, Sherrelwood Park, and the Clear Creek Trail. The neighborhood offers convenient, quick access to major highways like I-25 and US-36, making it easy to commute to downtown Denver and surrounding areas. Sherrelwood provides a peaceful yet convenient lifestyle, combining suburban comfort with urban accessibility.



UNIT #300

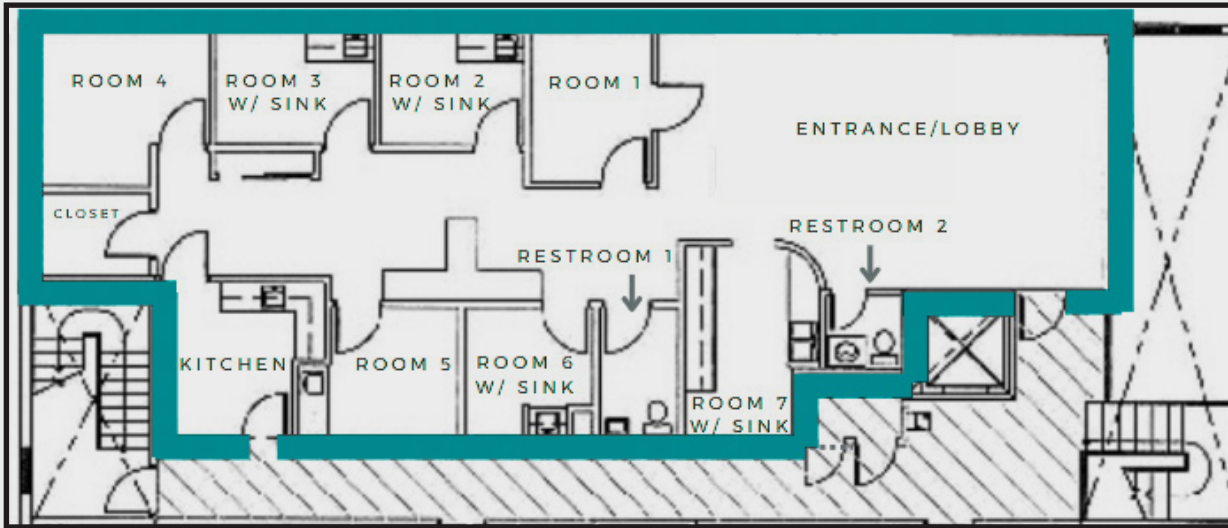
**Landlord will install carpet or LVT flooring*



UNIT #305

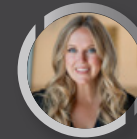


UNIT #300 FLOOR PLAN



Property Highlights

- Each Unit Has Dedicated HVAC
- Building Has Security System/Access Control
- Digital Signage and Building Website
- Parking Ratio: 8.5 Spaces/Unit



AMANDA WEAVER

Broker

951.551.2772

amanda@khcommercial.com

Amanda Weaver is a Commercial Broker focused on retail investments and landlord representation in the Denver Metro area. She graduated from the University of Wyoming with a degree in Business Management and has since managed multiple customer facing teams in Retail and Tech, and has now focused her efforts on her passion of helping others achieve their real estate goals.

Amanda's commitment to providing exceptional customer service sets her apart, as she goes above and beyond to ensure her clients' satisfaction. With her strong interpersonal skills, attention to detail, and genuine passion for helping clients achieve their real estate goals, Amanda Weaver is an invaluable asset to any commercial real estate venture.

UNIT #305 FLOOR PLAN



KAUFMAN HAGAN

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE