

MEDICAL SPACE AVAILABLE { AVAILABLE JANUARY, 2025 }

# SEDONA PROFESSIONAL BLDG

NWC 124TH AVENUE & HURON STREET | WESTMINSTER, CO

## LOCATION

- 905 W. 124th Avenue, #170
- Located in the 340-acre Park Centre Business Park representing over 2,000,000 SF of office, R&D, business services and restaurants nearby
- Situated at signalized intersection on Huron Street, a major north/south arterial for commercial and residential traffic
- Across from to Mountain Range High School and Silver Hills Middle School of Adams 12 School District
- Strong income demographics

## OVERVIEW

- 4,649 RSF available (demisable to 3,142sf)
- Uniquely elegant and upscale dental specialty building
- Office with high-end, elegant finishes includes a waiting area, reception/business, 11 exams/procedure, 5 private offices, sterile, lab, dark room, 3 restrooms, a kitchen/break room and laundry
- Building is owner occupied and managed allowing for high quality service and cost efficient operating expenses
- NNN lease structure (\$10.70/sf currently)



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*4,649 sf available*

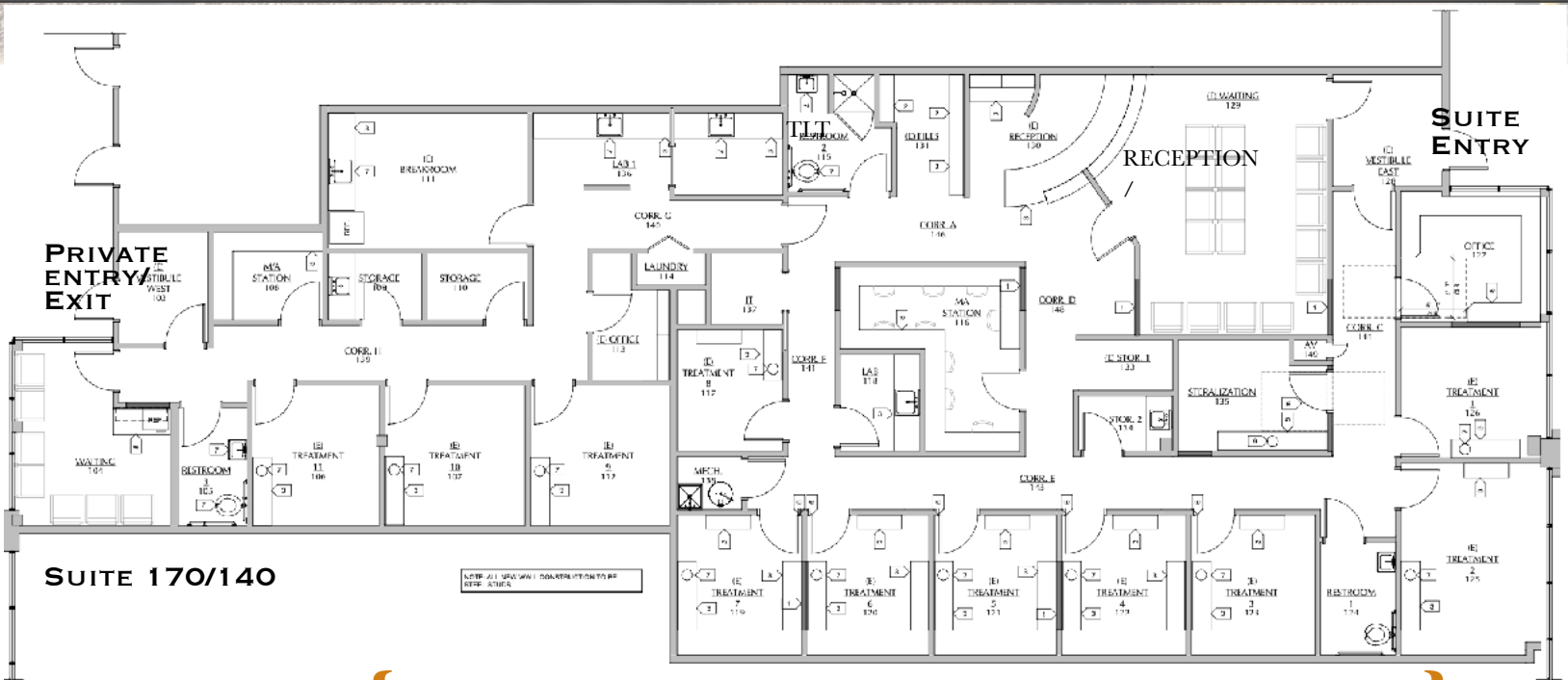
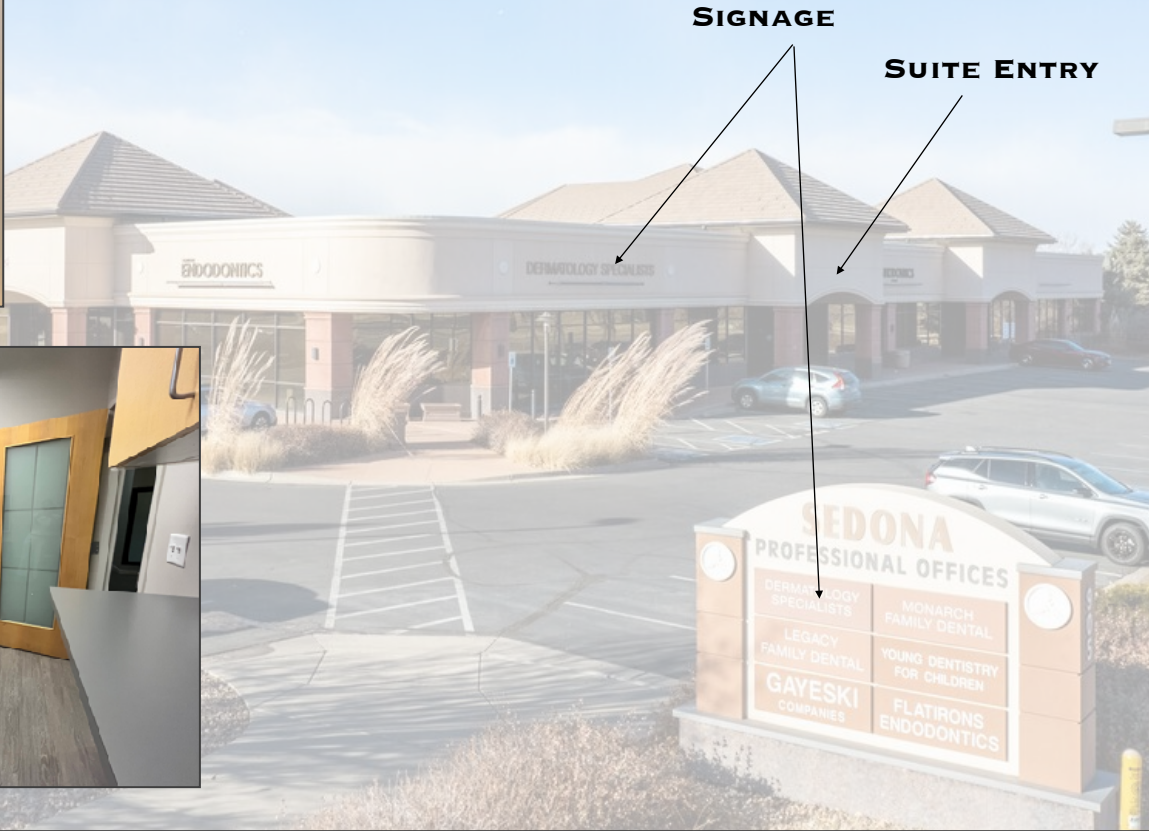
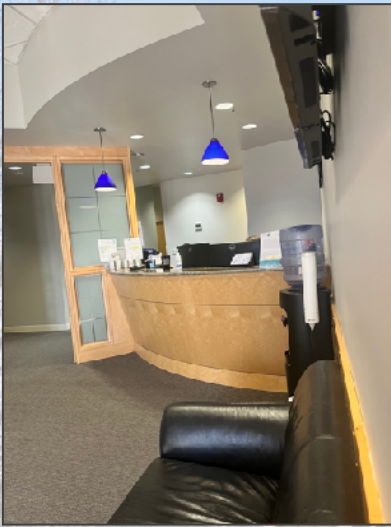
with existing medical build-out including 11 exam rooms



*High-end,  
elegant  
finishes*



LOCATED ON THE NORTH I-25 CORRIDOR



**IDEAL FOR A START-UP, RELOCATION OR SATELLITE**

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"