

SALE / LEASE

PRICE REDUCED: ~~\$1,025,000~~ \$785,000

2373 CENTRAL PARK

2373 CENTRAL PARK BLVD UNIT 202, DENVER CO 80238

OFFICE CONDO | 2,585 SQUARE FEET



PROPERTY HIGHLIGHTS

- Former Pediatric Office with Full Medical Buildout
- Over \$500,000 of TI Invested into Condo
- Multiple Exam Rooms & Work Stations, Reception/Waiting Room
- Building's First Floor Provides Food/Retail Amenities for Tenants
- Located on a Hard Corner & Stop Light at Central Park & 23rd
- 121 Shared Parking Spaces
- Lease Rates Negotiable

TRAFFIC COUNTS: 20,664 VPD - Central Park Blvd

DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
Est. Population	27,413	152,452	441,466
Avg. HH Income	\$116,327	\$113,079	\$100,171
Daytime Population	6,915	87,040	261,726



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

David Schneider
303.809.9095
david@axiore.com



John Livaditis
303.592.7300
john@axiore.com

SALE / LEASE

2373 CENTRAL PARK

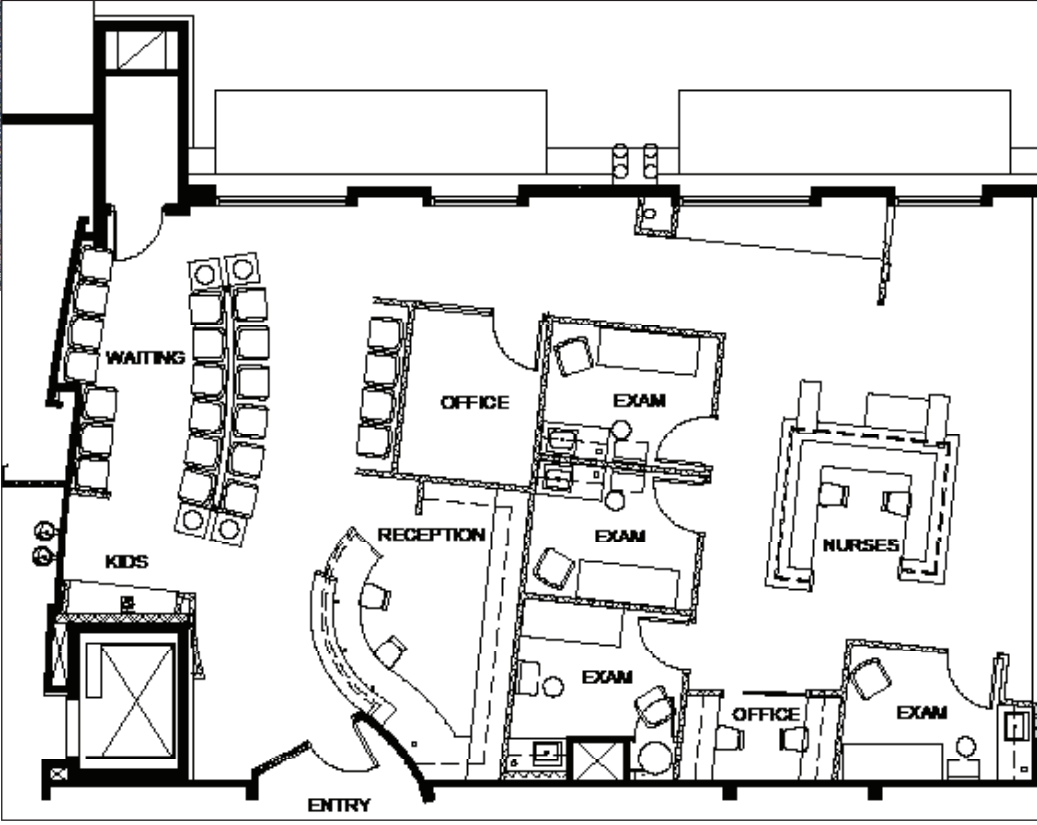
2373 CENTRAL PARK BLVD UNIT 202 & 203, DENVER CO 80238



Montview Blvd

Fitzsimons Medical Campus

Colfax Ave



David Schneider
303.809.9095
david@axiore.com



John Livaditis
303.592.7300
john@axiore.com

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.