

3247

S LINCOLN ST

ENGLEWOOD, COLORADO



2,233 RSF

FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Availability: For Lease
- Pricing: Contact Broker
- SF: 2,233 RSF



ADDITIONAL
3247 S LINCOLN
PARKING!

S Broadway

Highlights

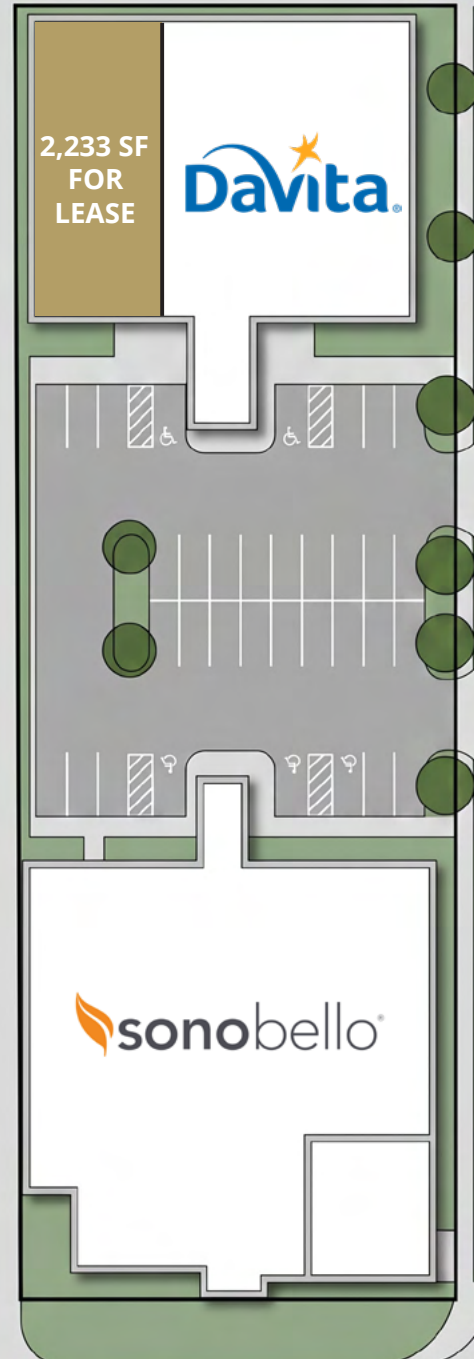
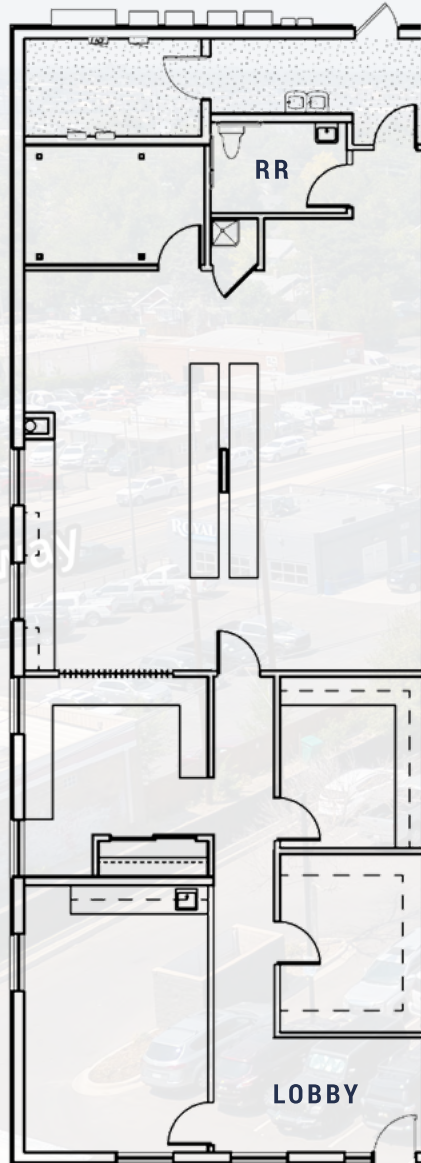
- Turnkey 2,233 SF medical suite in a two-tenant, 8,960 SF masonry medical building
- Anchored by DaVita Dialysis
- Recently renovated with built-in cabinetry and casework in place, ready for clinical use
- New roof in 2024
- 24 kW standby generator, a rare feature for medical users with refrigeration or continuity-of-care needs
- Dedicated building signage opportunity on a high-visibility corner one block off S Broadway
- Blocks from the Swedish Medical Center and Craig Hospital campus, one of the Rocky Mountain region's premier healthcare hubs

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Floor Plan

Suite B | 2,233 RSF



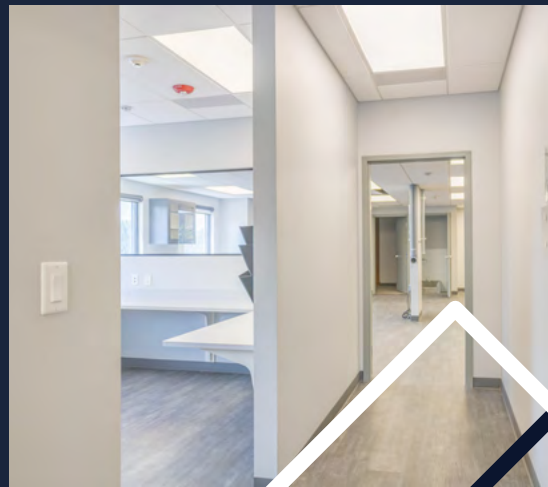
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No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice



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Demographics

	1 Mile	3 Miles	5 Miles
Population	19,265	128,430	385,283
Average Household Income	\$113,530	\$125,228	\$126,742
Daytime Population	16,048	71,947	225,510

Source: CoStar



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