

FOR SALE - 2,136 SF MEDICAL CONDO



ACADEMY PARK PROFESSIONAL BUILDING
7373 W JEFFERSON AVENUE, LAKEWOOD, CO 80235

THE OPPORTUNITY

Cushman & Wakefield is please to present this outstanding opportunity to acquire a medical condominium in the Academy Park Professional Building conveniently located off of I-285 and South Wadsworth in Lakewood, CO.

Academy Park Professional Building is a 32,299 square foot medical office building (MOB). Suite 401/402 is a 2,136 SF condominium unit that offers the ability for a tenant to become their own landlord. Originally, the suite was occupied by a dental practice and there is still extensive plumbing throughout the space that can be uncapped. Suite 401/402 is currently used and occupied by a Chiropractor. The space is designed with six (6) window-lined private exam rooms/offices, a lobby / reception area, break room, restroom with a shower and a private 798 SF patio shared with Suite 403.

7373 W Jefferson has been well maintained over the years and is in pristine condition to welcome its next owner.



ACADEMY PARK PROFESSIONAL BUILDING AT A GLANCE

Year Built	1984
Gross Bldg Area	32,299 RSF
Site Area	2.90 AC Lot
County	Jefferson County
Number of Floors	Four (4)
Zoning	PUD, Lakewood
Parking	112 Spaces 3.47 / 1,000 SF
Tenancy	Multiple - Condominiumized 100% Medical



SUITE 401 & 402 AT A GLANCE

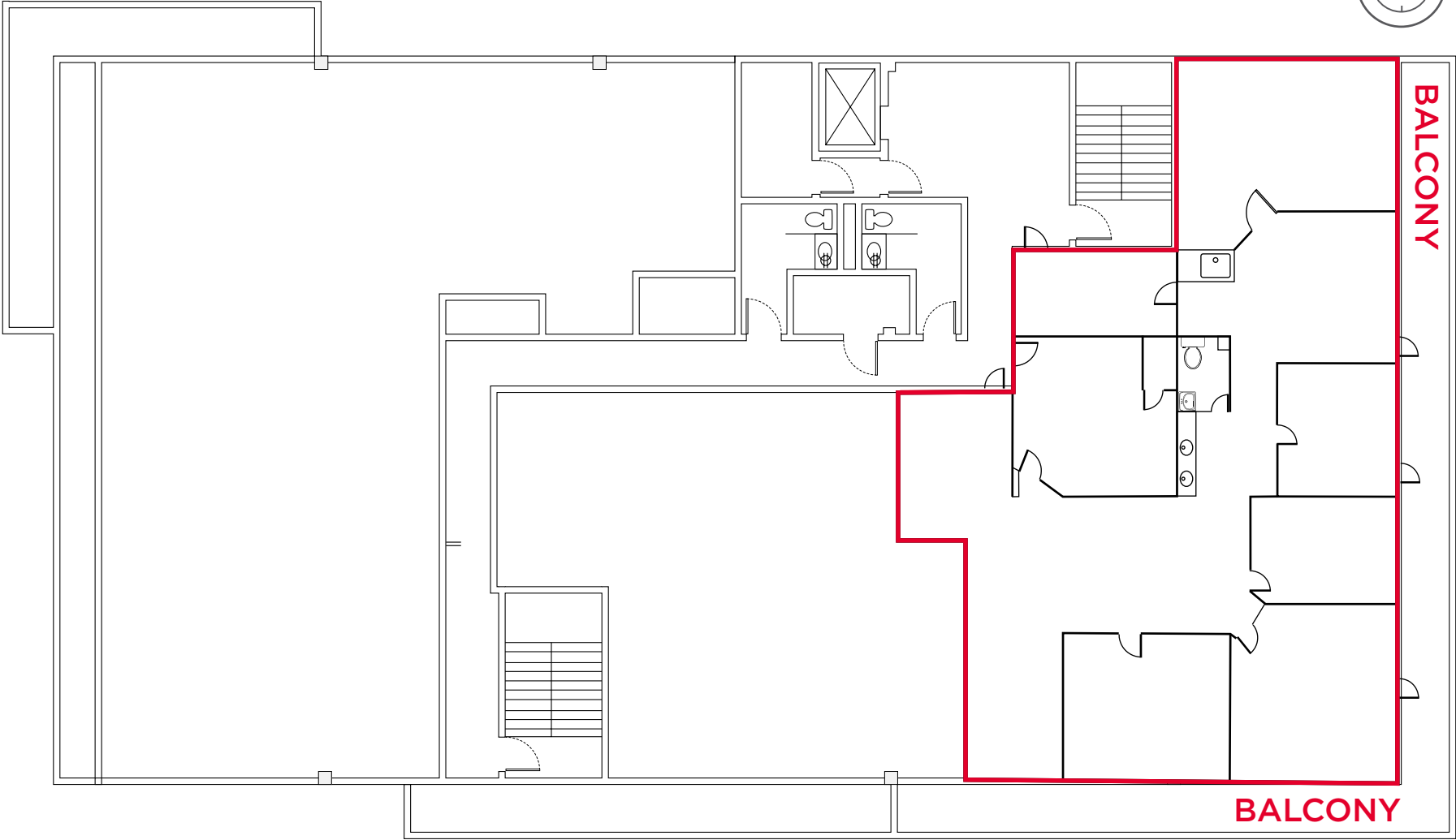
Suite	401 & 402
Size	2,136 RSF
Design	Medical/Dentist (Plumbing and gas line for dentistry are capped but accessible)
Balcony	795 SF rooftop / balcony space shared with Suite 403



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FLOOR PLAN



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AMENITIES MAP

HEALTH CLUBS/GYMS

- 1 Planet Fitness

HOTELS

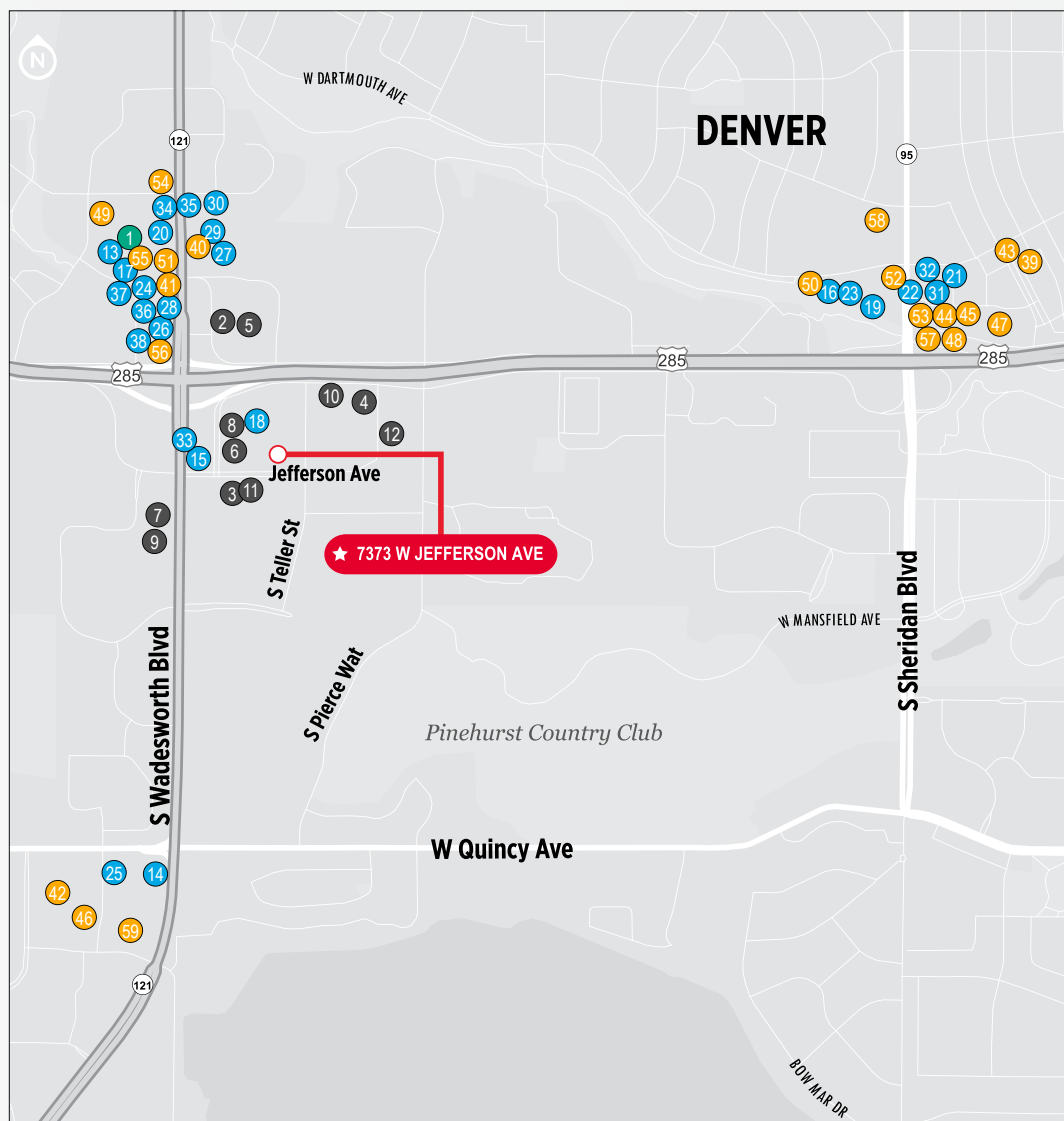
- 2 Best Western Denver Southwest
- 3 Comfort Suites Lakewood - Denver
- 4 Courtyard Denver Southwest/Lakewood
- 5 Days Inn
- 6 Extended Stay America - Denver
- 7 Fairfield Inn & Suites Denver Southwest
- 8 Holiday Inn Denver Lakewood
- 9 Hotel Lakewood
- 10 La Quinta by Wyndham Denver
- 11 Quality Inn & Suites Lakewood
- 12 Residence Inn by Marriott Denver

RESTAURANTS

- 13 Bangkok Thai Food 2
- 14 Burger King
- 15 Denny's
- 16 Giuseppe's Pizzeria
- 17 Granny Scott's Pie Shop
- 18 Insider Bar & Grill
- 19 Jade Cafe
- 20 Jimmy John's
- 21 KFC
- 22 La Keka Mexican Food
- 23 McDonald's
- 24 Namaste Restaurant
- 25 Panda Express
- 26 Peking-Tokyo Express
- 27 Pho Vietnam
- 28 Pizza Hut
- 29 Red Robin Gourmet Burgers and Brews
- 30 Reddy Claws
- 31 Subway
- 32 Taco Bell
- 33 The Burger Den
- 34 The Crawling Crab
- 35 The Garlic Knot - Bear Creek
- 36 The Rusty Bucket Bar and Grill
- 37 The Yabby Hut
- 38 Yummy's Donuts House

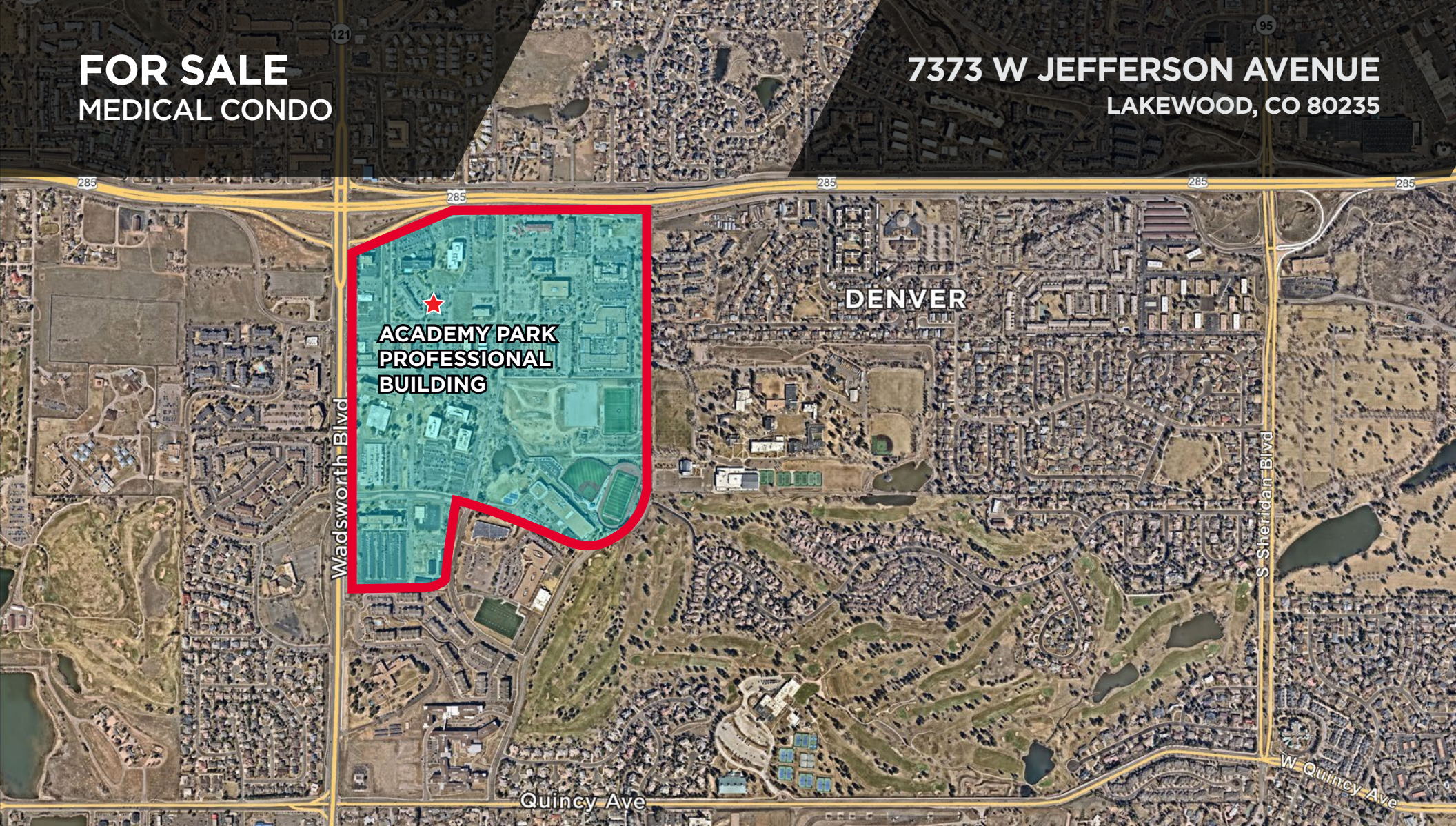
SHOPPING

- 39 Bear Valley Wine & Spirits
- 40 CinemaSetup
- 41 Colpar's HobbyTown - Lakewood
- 42 Costco
- 43 Dollar Tree
- 44 GNC
- 45 Goodwill Store
- 46 Habitat ReStore Littleton
- 47 Home Depot
- 48 King Soopers
- 49 Major Medical
- 50 Mojo Wheels Bicycle Store
- 51 Natural Grocers
- 52 Rocket Convenience Store
- 53 Sally Beauty Supply
- 54 Sherwin-Williams Paint Store
- 55 Talking Books Plus
- 56 The Gnarly Toybox
- 57 T-Mobile
- 58 Walgreens
- 59 Walmart Supercenter



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FOR MORE INFORMATION, PLEASE CONTACT:

BILL LUCAS
Managing Director
+1 303 312 4239
bill.lucas@cushwake.com

1401 Lawrence St., Suite 1100
Denver, CO 80202
+1 303 292 3700
cushmanwakefield.com



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