

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



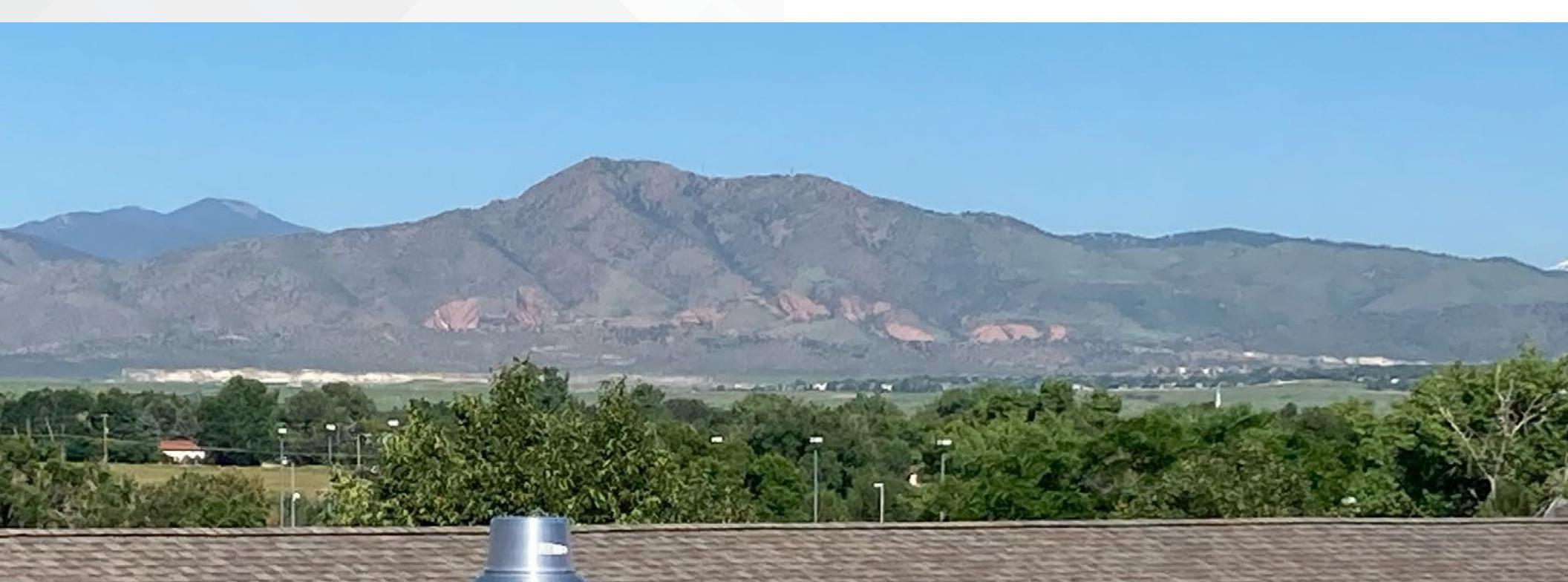
SUITE 401 & 402 AT A GLANCE

Suite 401 & 402

Size 2,136 RSF

Design Medical/Dentist
(Plumbing and gas line for dentistry are capped but accessible)

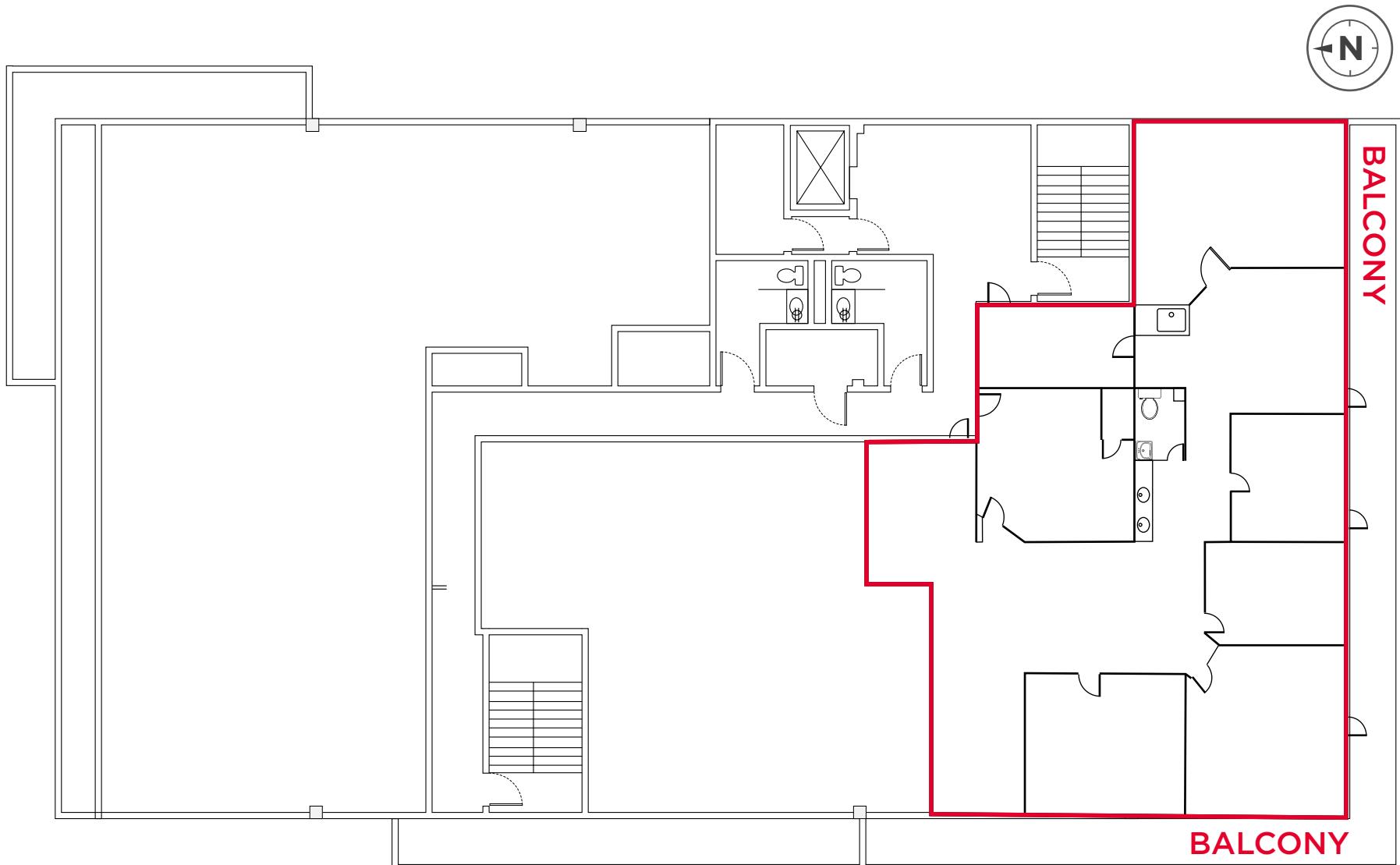
Balcony 795 SF rooftop / balcony
space shared with Suite 403



7373 W JEFFERSON AVENUE

LAKEWOOD, CO 80235

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

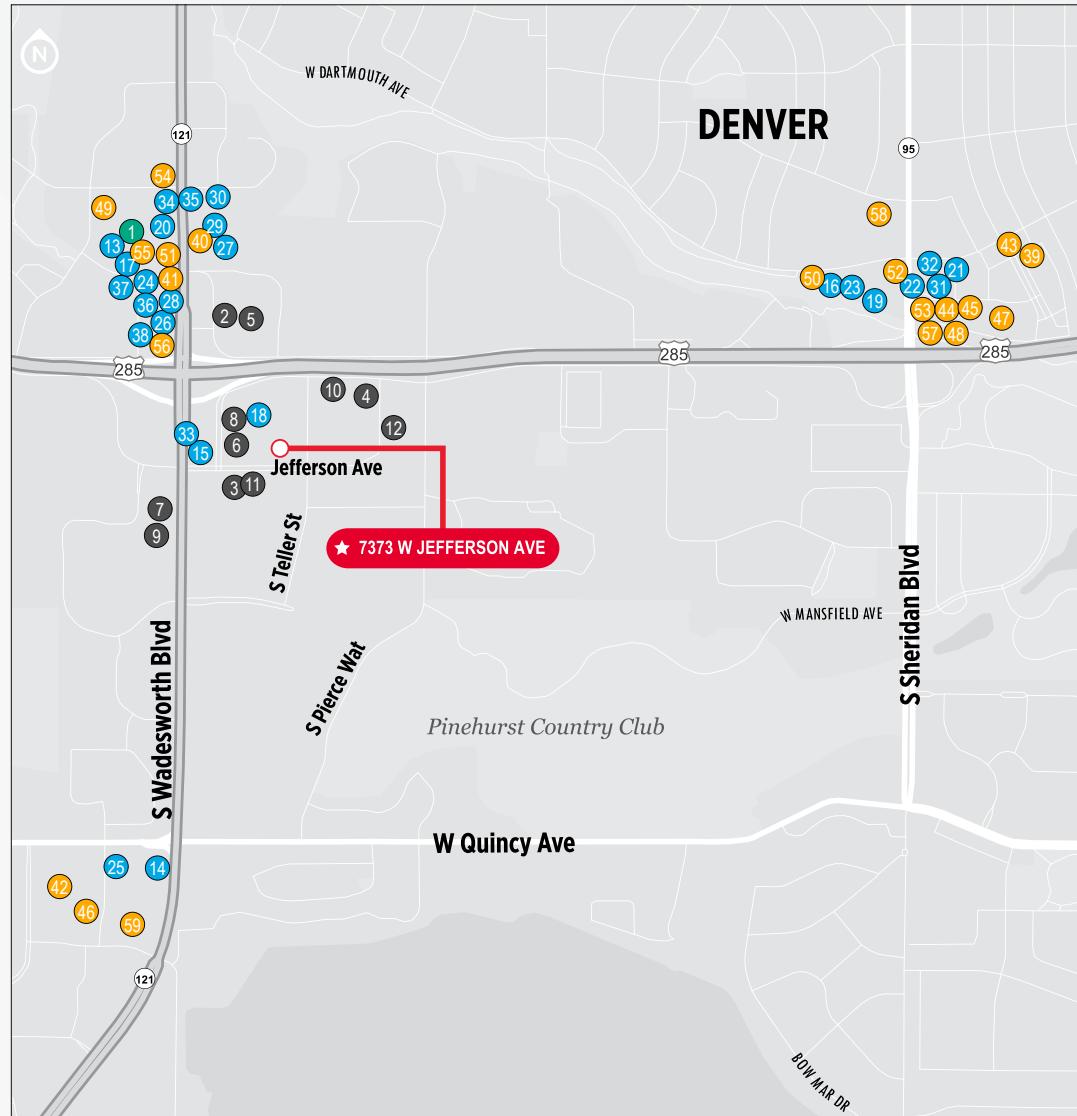
55 Talking Books Plus

56 The Gnarly Toybox

57 T-Mobile

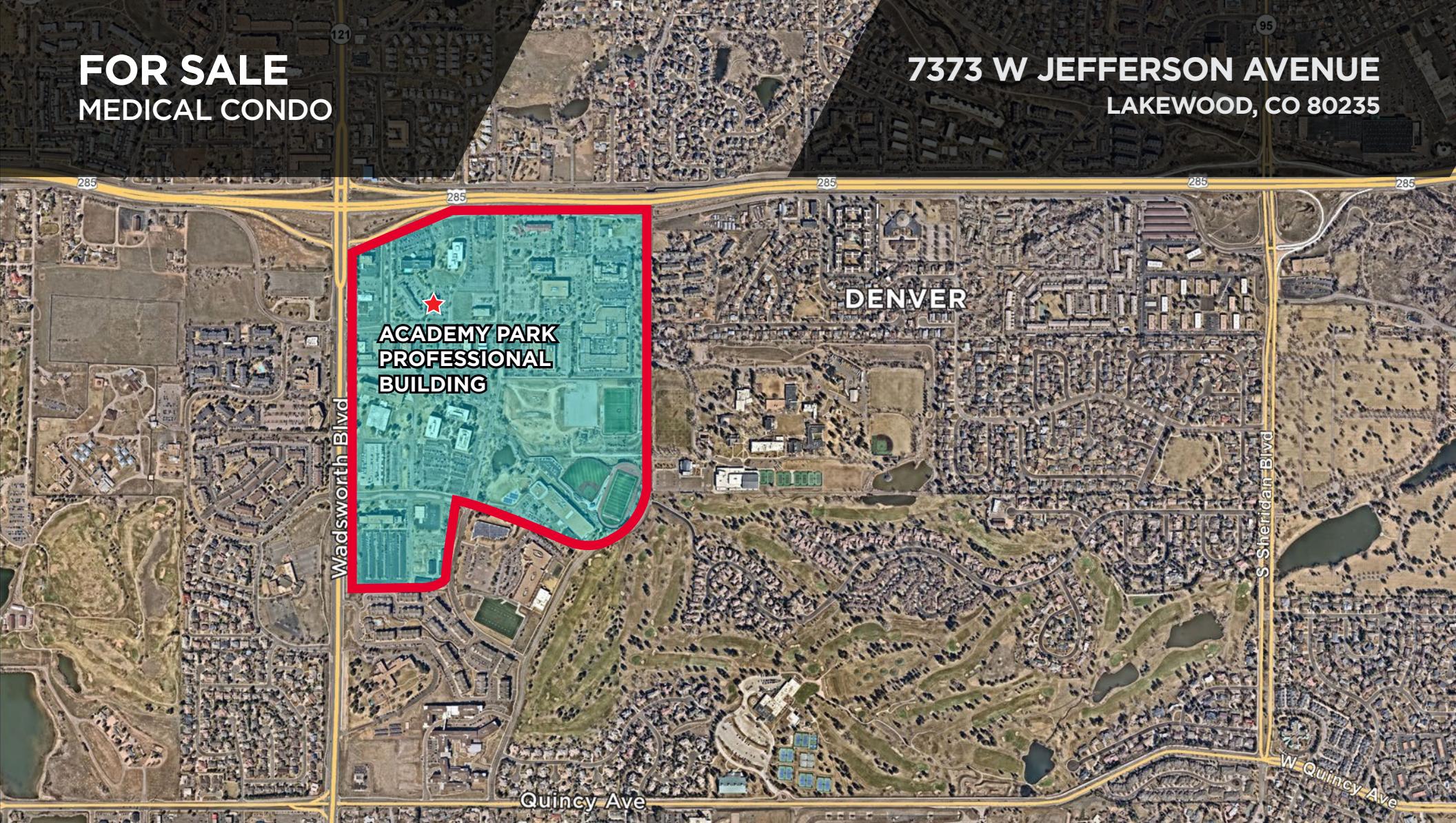
58 Walgreens

59 Walmart Supercenter



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FOR MORE INFORMATION, PLEASE CONTACT:

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