



2373 CENTRAL PARK BOULEVARD

DENVER. COLORADO 80238

2,137 SF

ADJACENT SUITES ARE ALSO AVAILABLE FOR SALE SEPARATELY

OFFICE | MEDICAL | RETAIL

PRICE REDUCED!

-\$887,000 (\$415/SF) \$801,375 (\$375/SF)

Northglenn Denver International Airport Thornton Aurora Greenwood Village Centennial Ea70 Lone Tree

PROPERTY DETAILS

Unit 200 features ten (10) private offices currently rented with small kitchen facilities and excellent parking. Located just north of Montview Boulevard in the new Central Park area (formerly known as the Stapleton neighborhood) the building is surrounded by retail centers, Stanley Marketplace, Fitzsimons Medical Campus, Central Park (within walking distance to the north), all the new distribution facilities along I-70 to the north, and all the new development in the 4,700 acre Stapleton Redevelopment area.

PROPERTY FEATURES

AVAILABLE SIZE 2,137 SF

REDUCED ASKING PRICE \$801,375 (\$375/SF)

TAXES \$30,366 (2023)

HOA DUES \$1079.15/Month

UTILITIES \$100.00/Month

BUILDING SIZE 44,952 SF

YEAR BUILT 2007

PARKING 121 Surface spaces on-site

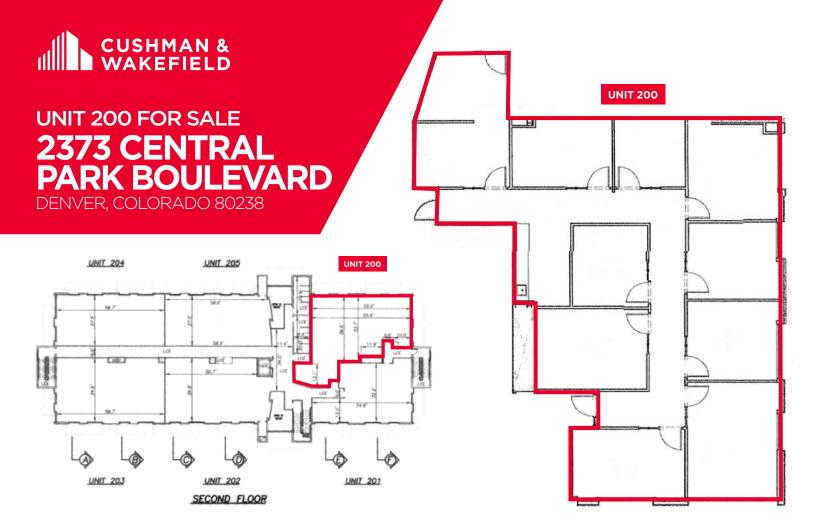
plus on-street parking

ZONING C-MU-20

USES Office, medical, retail

PROPERTY HIGHLIGHTS

- Nearly 10,000 residents, 6 schools and more than 200 businesses, shops, restaurants and services
- Easy access to I-70 via 2 interchanges, and to I-270 and I-225
- 15 Minutes to downtown Denver
- 15 Minutes to DEN (Denver International Airport)



Adjacent suites are also available for sale separately, which might offer a buyer a larger suite for sale. Medical users, counseling services, general office space looking for private offices are all ideal fits for this space. With very little remodeling (mostly demolition), this space could easily accommodate almost any office requirement in this size range. Owner also operates a co-working space on the main floor, Suite 100, with the possibility of integrating those offered services into this space such as reception, telephone, address and post office box, copy machine, conference room, etcetera, services.















UNIT 200 FOR SALE | 2373 CENTRAL PARK BOULEVARD



For more information, please contact:

TREVOR BROWN

Managing Director

- +1 303 312 4208 Direct
- +1 303 489 6800 Mobile

trevor.brown@cushwake.com

1401 Lawrence Street, Suite 1100 Denver, Colorado 80202

T +1 303 292 3700 F +1 303 534 8270

cushmanwakefield.com



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