



UNIT 200 FOR SALE
**2373 CENTRAL
 PARK BOULEVARD**
 DENVER, COLORADO 80238

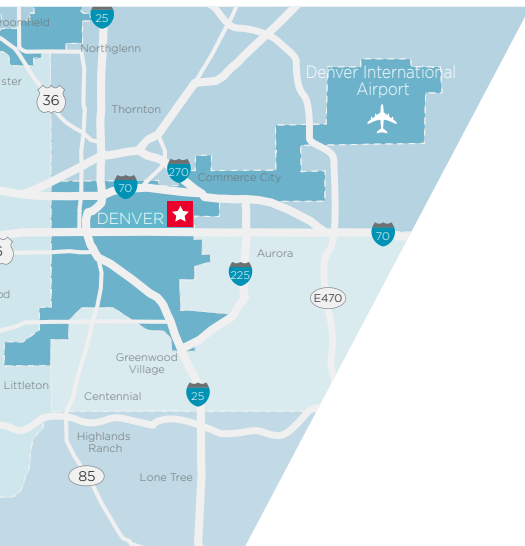
2,137 SF
 ADJACENT SUITES ARE ALSO
 AVAILABLE FOR SALE SEPARATELY

OFFICE | MEDICAL | RETAIL

PRICE REDUCED!
~~\$887,000 (\$415/SF)~~
\$801,375 (\$375/SF)

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.



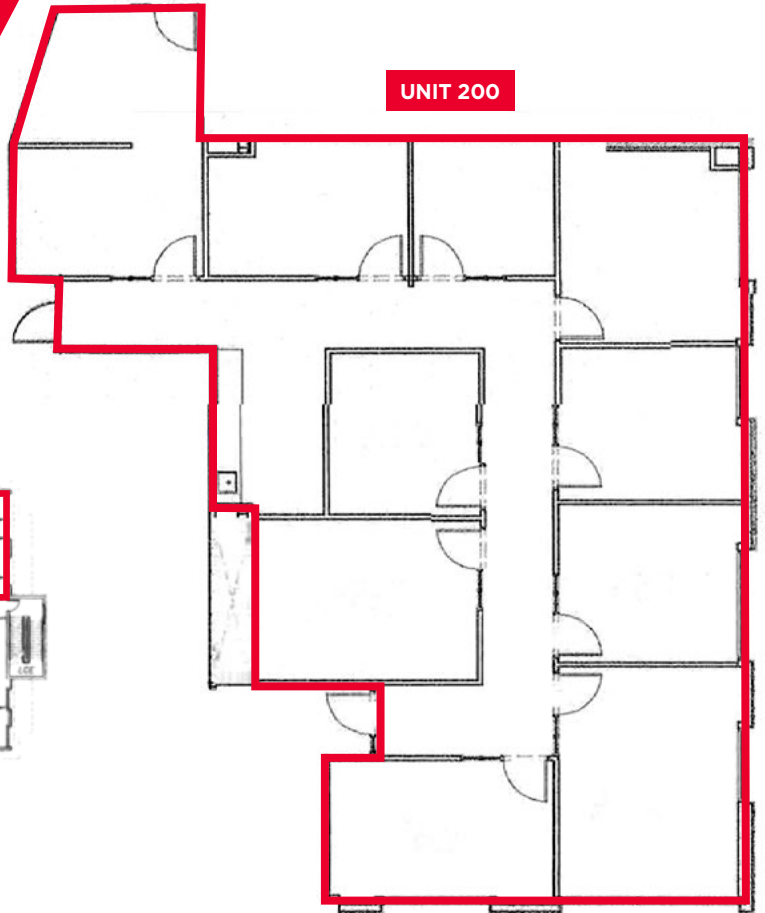
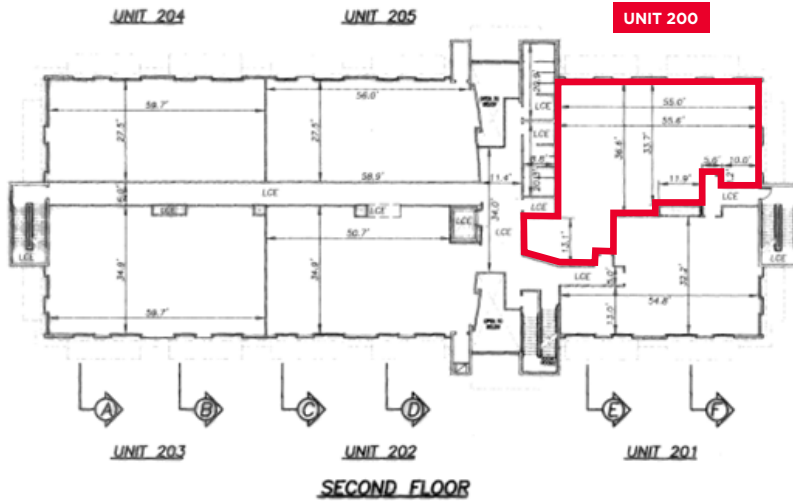
PROPERTY FEATURES

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)

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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.



CENTRAL PARK BOULEVARD

2373
CENTRAL PARK



E 23RD AVENUE

VERBENA STREET

UNIT 200 FOR SALE | 2373 CENTRAL PARK BOULEVARD



For more information, please contact:

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