

455
HUDSON STREET
DENVER • COLORADO



MEDICAL OFFICE CONDOS FOR SALE
INCLUDING A FULLY-FURNISHED, PLUG-AND-PLAY DENTAL OFFICE

navpoint
REAL ESTATE GROUP

PROPERTY HIGHLIGHTS



Incredible Small
Medical Office
Ownership
Opportunity



Excellent Location
Minutes from
Cherry Creek



Sprinkler System
& LED Lighting
Throughout



Covered Parking
Available



Suitable for a
Variety of Medical
Uses



455 S HUDSON STREET UNIT 201

PROPERTY OVERVIEW

ADDRESS: 455 S Hudson Street, Unit 201
Denver, CO

COUNTY: Denver

YEAR BUILT: 1985

UNIT SIZE: 3,200 SF*

SALE PRICE: **\$1,200,000**

HIGHLIGHTS

Efficient Medical layout

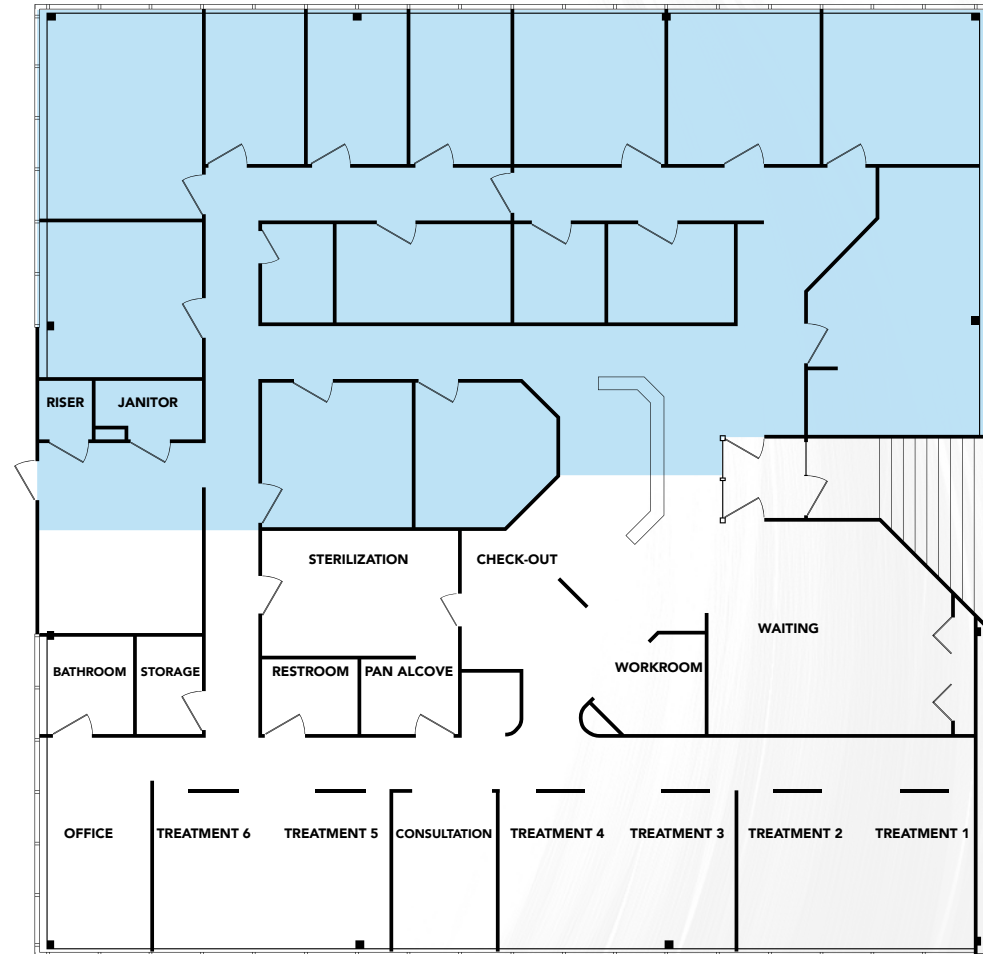
Many Exam Rooms with Plumbing in Place

Lab & Break Room

Excellent Parking Ratio, including Covered Spaces

Storage area in Parking Garage Included

*Condominium Conversion process currently underway, Square Footages subject to completed Condo Map



455 S HUDSON STREET UNIT 202

PROPERTY OVERVIEW

ADDRESS: 455 S Hudson Street, Unit 202
Denver, CO

COUNTY: Denver

YEAR BUILT: 1985

UNIT SIZE: 2,800 SF*

SALE PRICE: **\$1,106,000**

HIGHLIGHTS

Built-out Dental Suite

FF&E Included in Sales Price

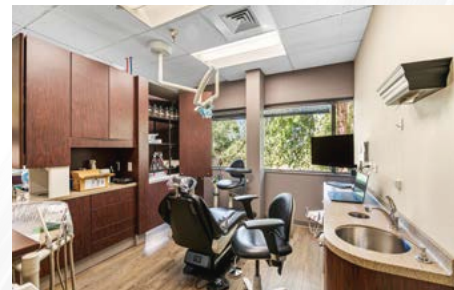
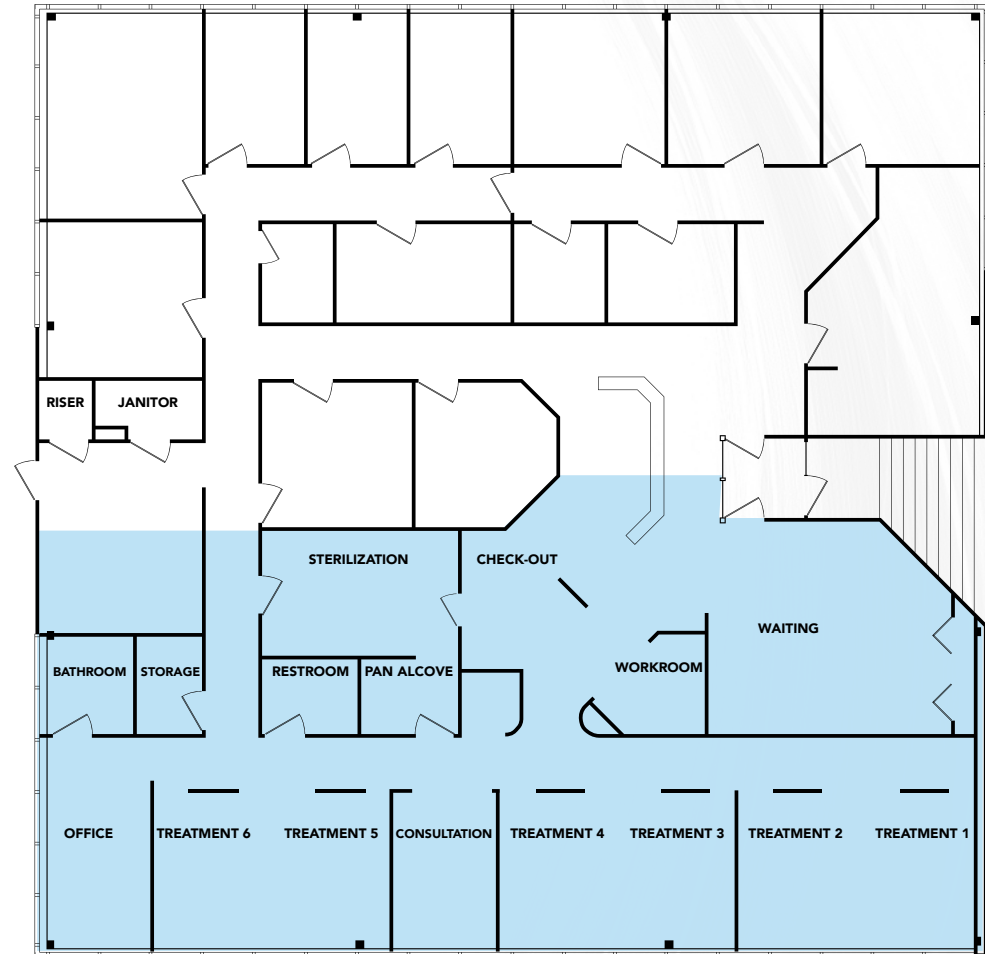
Great Natural Light with Western Views

Beautiful Finishes Throughout

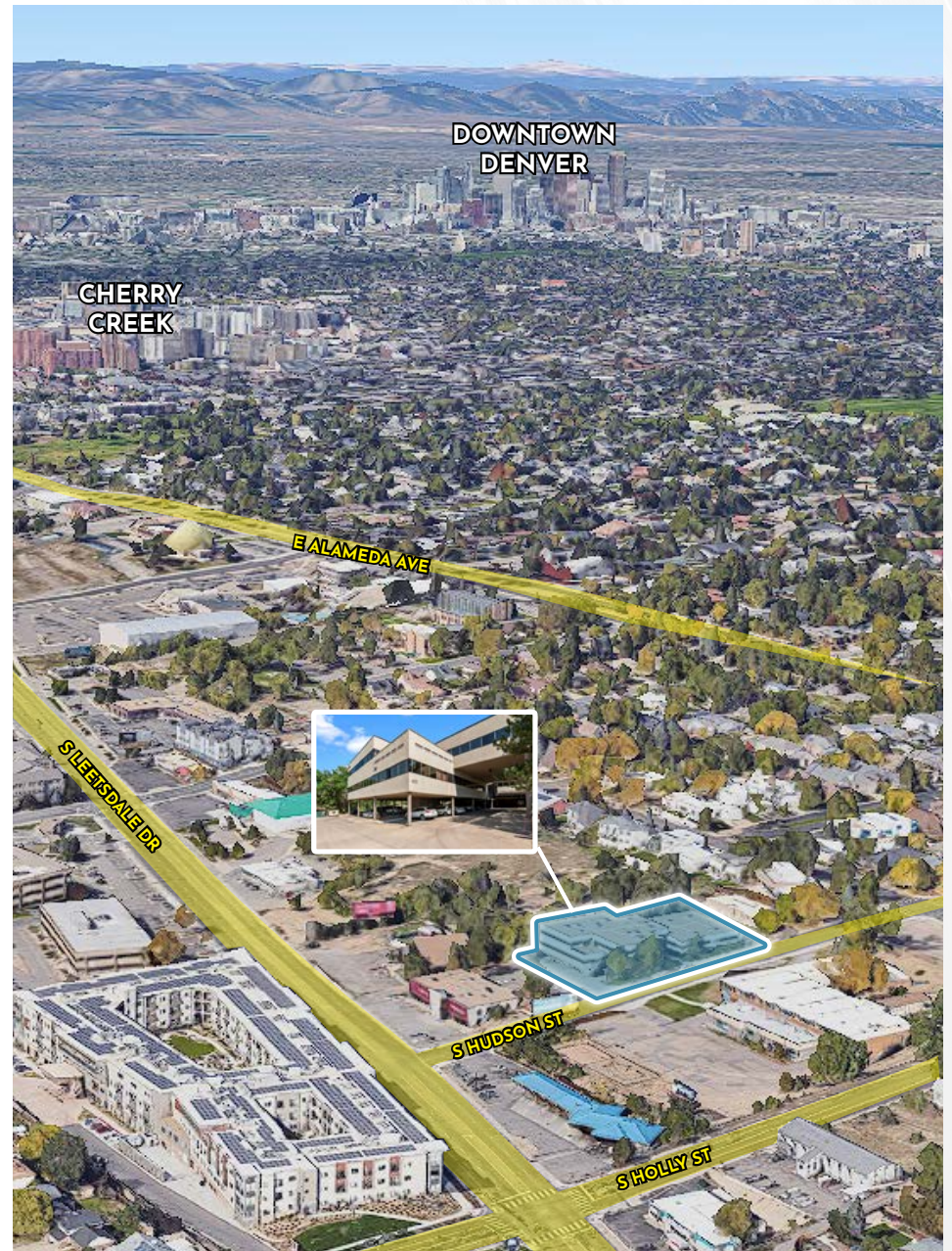
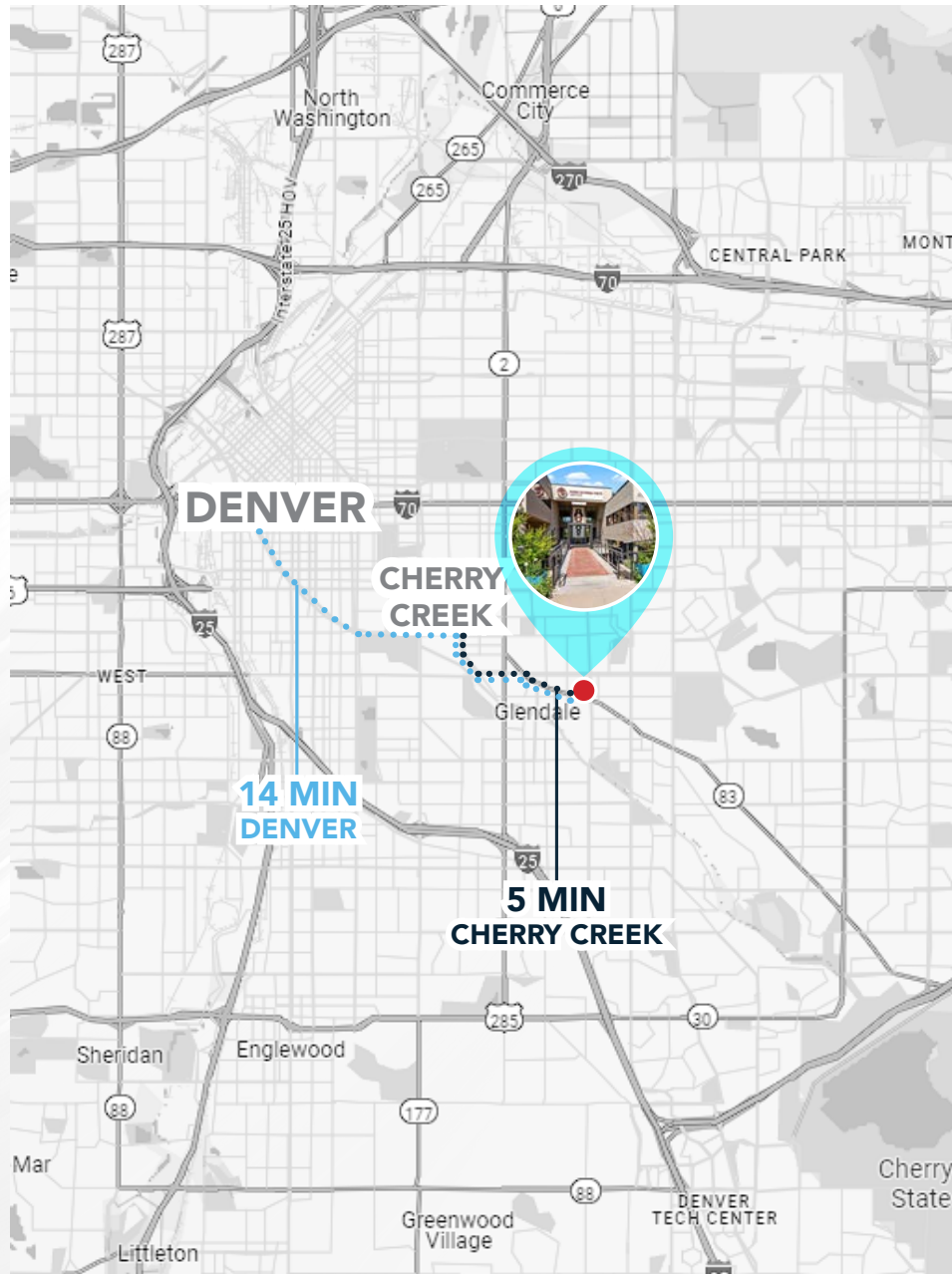
Large Reception, Lab & Break Room in Place

Storage area in Parking Garage Included

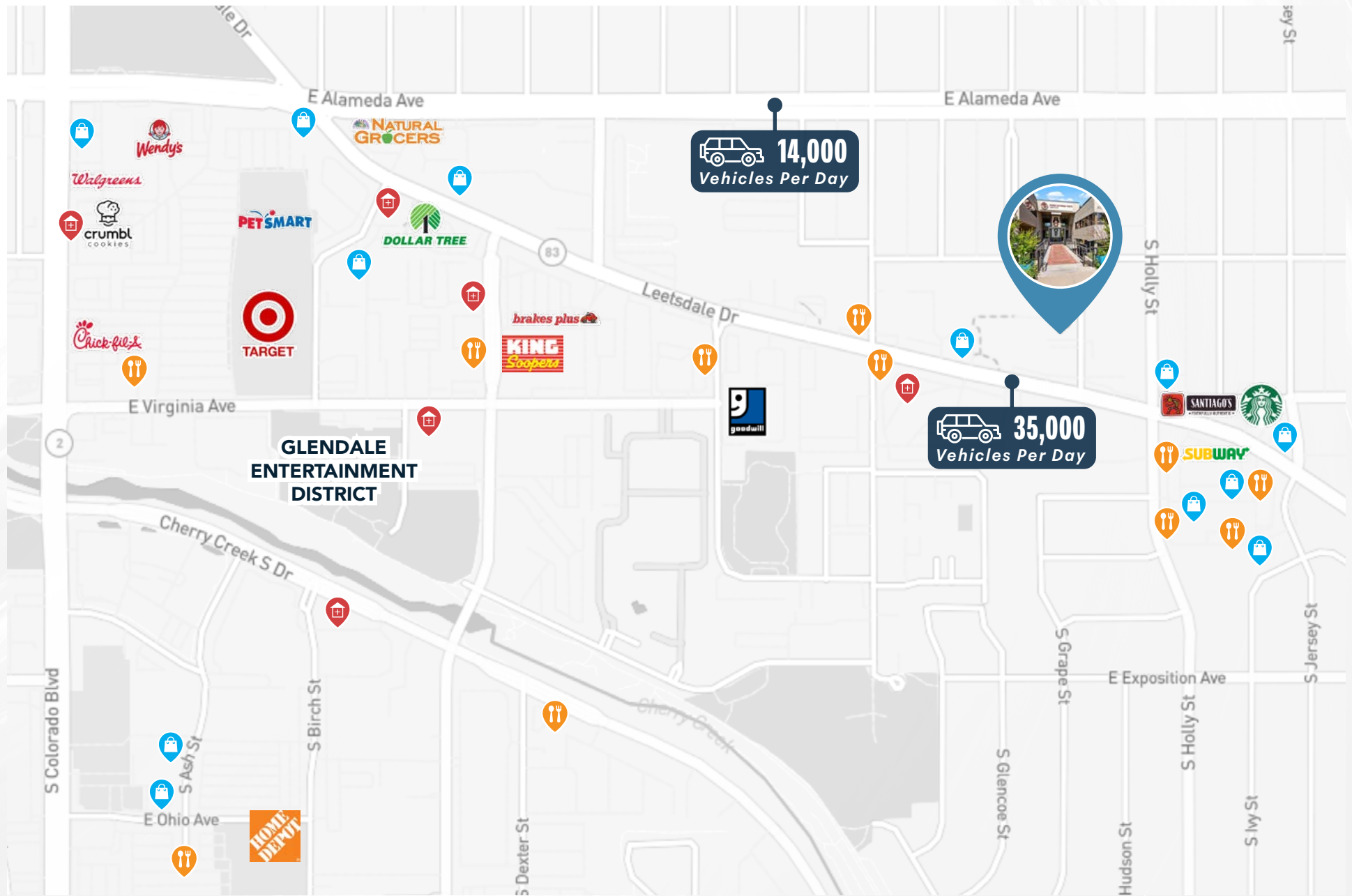
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LOCATION OVERVIEW



LOCATION OVERVIEW





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