

# DTC Office Condo FOR SALE

Prentice  
Place

8301 East Prentice Avenue | Suite 210  
Greenwood Village | Colorado, 80111

Building Size: 59,170 SF  
Number of Floors: 4  
Site Size: 2.39 Acres  
Year Built: 1974  
Zoning: TCZD  
Space Available: 4,536 SF  
SALE PRICE: \$950,000

- ▶ This 4,536 SF office condo is located in the heart of the Denver Tech Center
- ▶ Prentice Place is the premiere office condo building in the area offering Class A finishes, covered parking and the ideal professional environment
- ▶ Walking distance to two of the most popular retail centers in the area, Belleview Promenade and Village Plaza Shops



**High-End Building  
& Suite Finishes**

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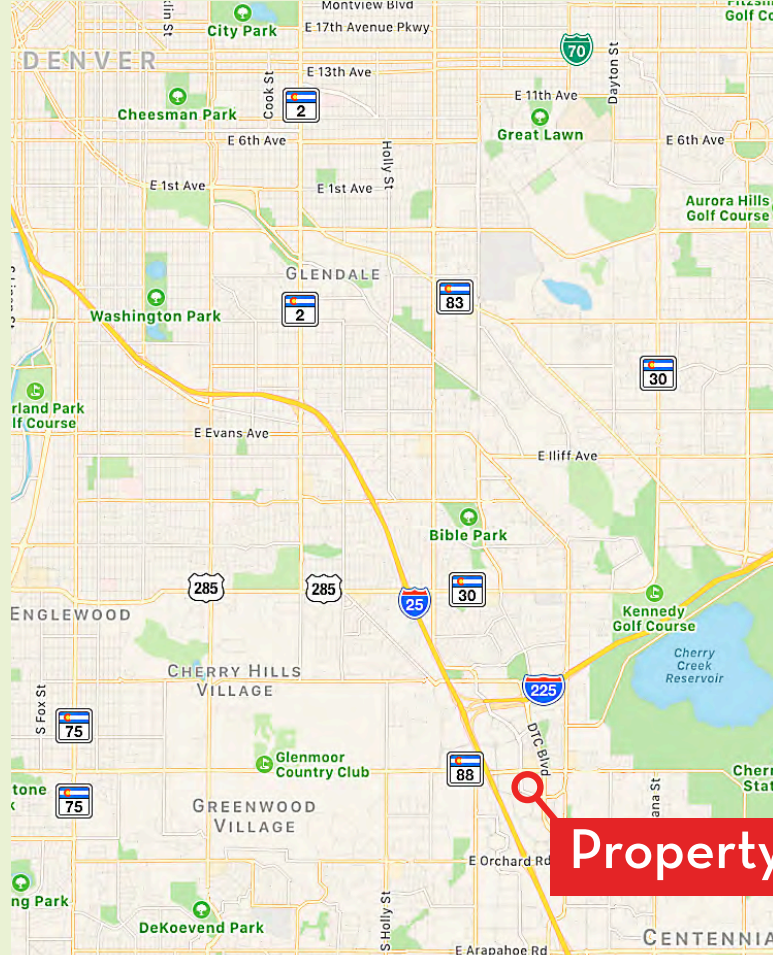
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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2022 Projection	9,995	102,292	326,072
2017 Estimate	8,992	93,783	297,277
Growth 2017-2022	11.15%	10.14%	9.69%
Median Age	40.30	39.5	39.1
Household Income	1 Mile	3 Miles	5 Miles
2017 Average Income	\$122,652	\$112,504	\$98,515
2017 Median Income	\$96,679	\$83,544	\$71,603

Households	1 Mile	3 Miles	5 Miles
2022 Projection	5,242	46,883	146,622
2017 Estimate	4,715	42,476	132,666
Avg Household Size	1.9	2.2	2.2
Housing	1 Mile	3 Miles	5 Miles
Owner Occupied	44.95%	59.42%	59.24%
Median Housing Value	\$521,786	\$420,122	\$355,745
Median Year Built	2001	1980	1982