

# 104th Avenue Professional & Medical Center

13551-13659 East 104th Avenue Commerce City, CO, 80022

Professional, Medical and Dental Office Space



## Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

## Clear and simple pricing.

\$	<b>15.80</b>	2020 Professional Base Rate
+	<b>7.45</b>	NNN Expenses
+	<b>1.40</b>	Gas and Electric
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\$	<b>24.65</b>	Total Annual per Square Foot

## Optional Extras

- |   |      |                  |
|---|------|------------------|
| + | 0.50 | End Units        |
| + | 0.50 | Premium Location |

## Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

## Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
  - Snowplowing and salting for parking lots
  - Weekly cleaning of common areas
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
  - All interior and exterior maintenance and repairs

This office park is conveniently located in the growing community of Commerce City, just 10 minutes from the airport and 15 minutes from downtown Denver

- Less than 2 miles from Colorado Highway 2 entrance
- Reunion shopping Center, Walgreen's and King Soopers within one mile
- Restaurants including Dion's, Popeye's Chicken and Taco Bell within one mile

Contact our Denver Office for more information about 104th Avenue Professional & Medical Center or other locations in your area.