



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Academy Park Medical Investment Condominiums For Sale \$595,000

SELLER CARRY FINANCING AVAILABLE



7373 W. Jefferson Ave., Lakewood, CO



Built in 1984, the Academy Park Professional Building is a well-known 5-story office building in southwest Denver. Located just southeast of the busy Hampden/Wadsworth interchange, offers good access, abundant parking, abundant nearby retail and restaurants and a great southwest Denver location.

Cap Rate: 8.05%

100% leased to two established dental practices

Suite 101 and Suite 203: 2,306 RSF

Suite 204: 1,625 RSF

Total: 3,931 RSF

TO BE PURCHASED AS A PORTFOLIO - TOTAL PRICE \$595,000

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Suites 101 and 203

Tenant: Axelrod Parver Dental Group PLLC
 Lease Term: 1/1/2017 - 12/31/2021
 Rentable Square Feet: 1,808 (Suite 203)
 498 (Suite 101 storage)
 Total Square Footage: 2,306 RSF
 Rental Rate: \$15.12/SF NNN
 Lease Options: 2-5 year options

Suite 204

Tenant: Brennan Bonati DDS PLLC
 Lease Term: 1/1/2017 - 12/31/2021
 Rentable Square Feet: 1,625
 Rental Rate: \$10.50/SF Modified Gross
 Lease Options: 2-5 year options

