



# FOR SALE & FOR LEASE

Confidential listing, please do not contact Tenants

Medical Office Condo

Click here to take the Virtual Tour: <https://vrtourhosts.com/listing/26327>

## CONTACT INFORMATION:

Danchen Aistle

303.332.5955

danchen@re1313.com

RE1313, LLC

5040 Acoma Street  
Denver, CO 80216

[www.re1313.com](http://www.re1313.com)



2761 W 120th Ave. Westminster, CO 80234

## For Sale and For Lease

Total SF:	3,761 SF
Sale Price:	\$1,195,998.00 (@ \$318.00/SF)
Lease Rate:	\$23.95 NNN
County:	Adams
YOC:	2007
Tax (2019):	\$10.05/SF
Association Dues (2019):	\$6.88/SF

**Suite 110:** 2,520 SF (Available for occupancy)

Previous oral surgeon's office: reception area, conference rooms (on glass), 7 operation rooms (4 on glass), 2 consultation rooms, wait area, filing/ lab area. This suite is vacant & available for lease for immediate occupancy or an excellent opportunity to purchase the entire condo which includes Suite 115.

**Suite 115:** 1,241 SF (Currently tenant occupied)

## Property Description:

- Located in a well-established professional building with great tenant mix, Townsend Retirement Specialist, CPA/Attorney's office, general dentistry
- Elevator identity with keypad after hours entry system
- Backs to Big Creek open space & walk to FIT by Hyland Hills
- Located near lots of local restaurants & retail services



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Projection	9,347	126,028	313,139
2019 Estimate	8,608	116,812	291,152
Households	1 Mile	3 Miles	5 Miles
2024 Population	3,626	47,499	115,825
2019 Estimate	3,361	44,156	107,840
Income	1 Mile	3 Miles	5 Miles
2019 Average	\$110,273	\$102,930	\$95,611

