



Glendale Professional Center

4521 E. Virginia Avenue | Glendale, Colorado 80246

Property Overview

- Well-located, two-story office building in Glendale
- Full-floor 5,227 SF office suite available for lease
- Walk-up space with off-street parking available
- Flexible build-out with perimeter offices in place
- Centrally located with quick, easy access to Colorado Blvd, Leetsdale Dr, and Cherry Creek North Dr
- Close to all Cherry Creek amenities and adjacent to Cherry Creek Athletic Club
- Walk Score (83), Bike Score (89), Transit Score (48)

Lease Rate: \$16.00/SF NNN

Property Facts

Available SF:	5,227 SF
Building Size:	10,454 SF
Parking:	14 surface spaces
NNN Expenses:	\$8.97/SF

For more information:

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1400 Glenarm Place, Suite 100

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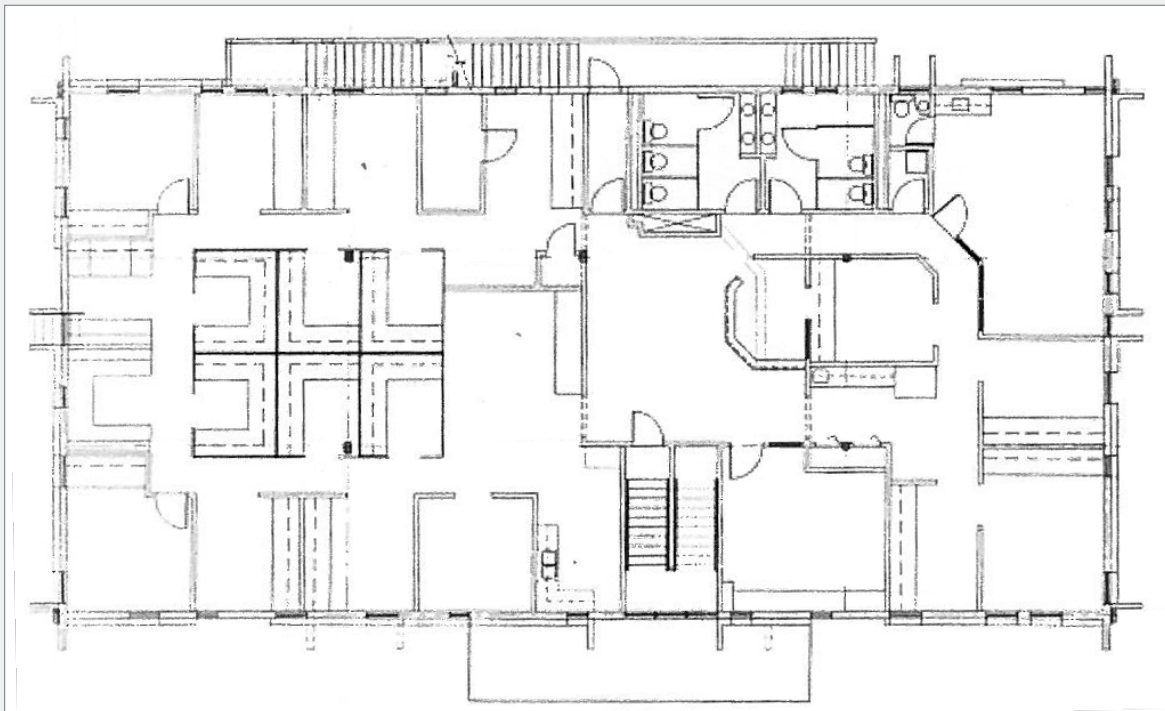
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Office For Lease

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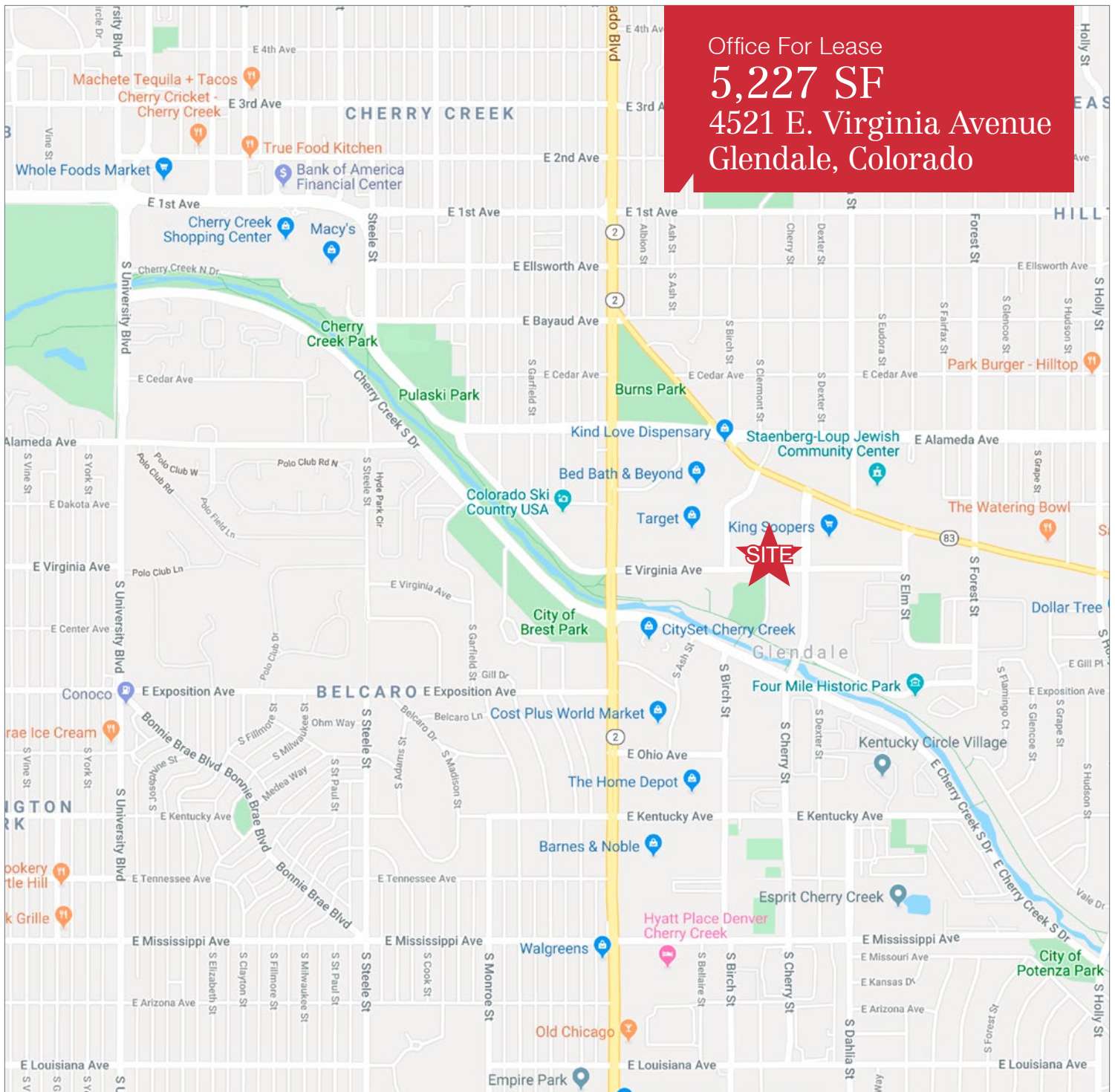
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Demographics

	1 Mile	3 Mile	5 Mile
Population	25,828	222,207	554,460
Households	14,317	119,687	265,954
Average Household Income	\$122,699	\$108,949	\$95,227
Total Employees	18,350	119,508	367,486

*Source: LandVision

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