

104th Avenue Professional & Medical Center

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

Professional, Medical and Dental Office Space



Medical office leasing made simple.

- We have decades of experience building out medical space, so we can offer an efficient plan that saves you time and money, including:
 - Healthcare-rated electric lines
 - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
 - R-11 insulation for exam room walls and RC channel for sound transmission
 - Durable vinyl composition tile (VCT) or laminate wood floor in exam rooms
 - Handicap accessible space
 - Separate staff and patient restrooms
- Our price includes consultation with the engineer, subcontractors and physicians
- We take care of all construction permitting and general contracting
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees

Clear and simple pricing.

\$	18.30	2020 Medical Base Rate
+	7.45	NNN Expenses
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\$	25.75	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
 - 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.