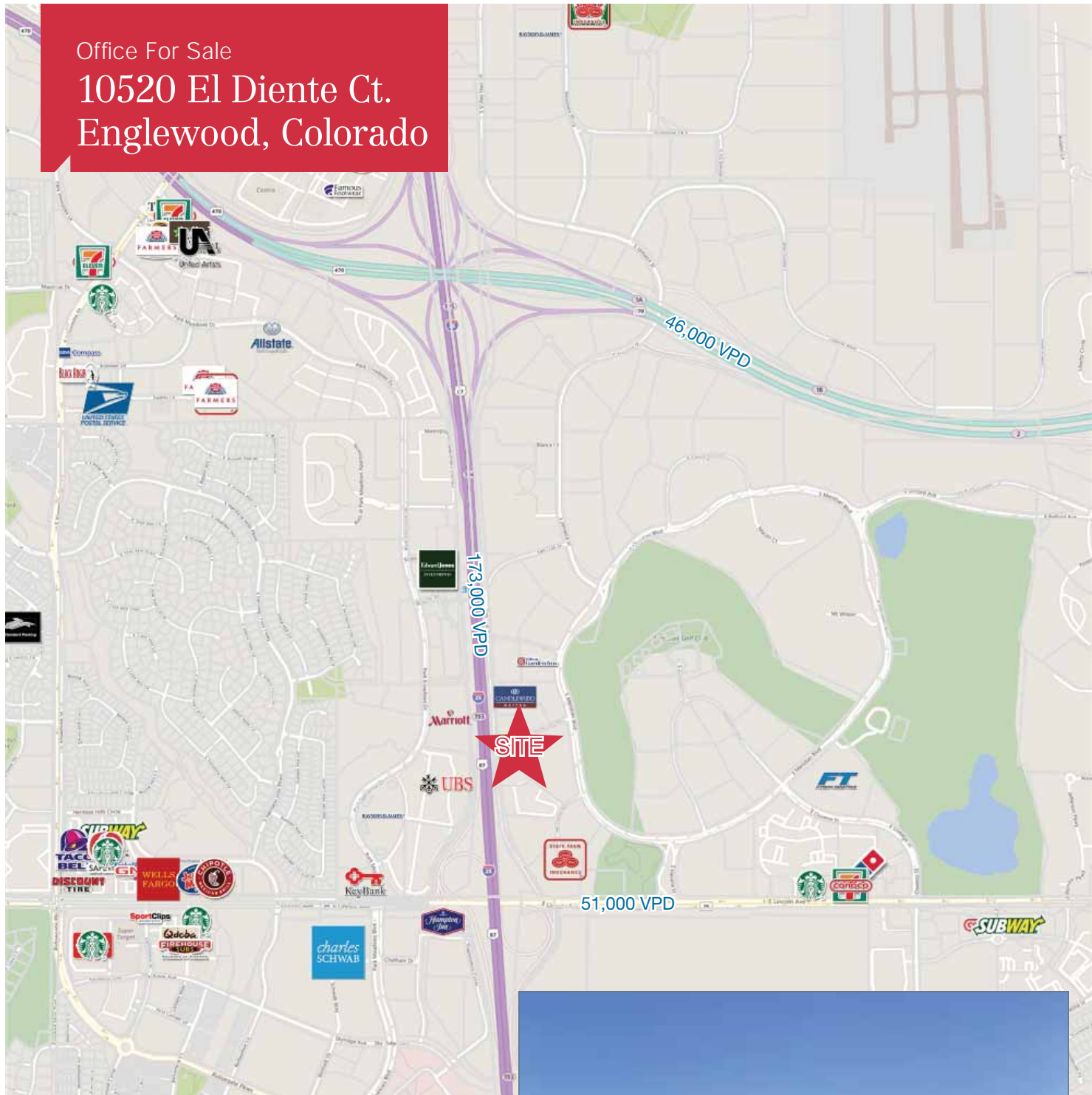


Office For Sale  
 10520 El Diente Ct.  
 Englewood, Colorado



For more information:

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Office For Sale  
 Net-Leased Surgery  
 Center For Sale



## 10520 El Diente Court

Englewood, Colorado 80112

### Property Overview

- 11,609 SF net leased professional medical office building on 2.35 AC lot available for sale
- Pricing reflects approximately a 7% cap on in-place income minus estimated owners expenses
- Fully renovated medical facility with two (2) surgical suites, one (1) Medicare approved
- Building features dramatic lobby atrium with grand staircase, tall windows, high ceilings, and abundant natural light
- Property is fully leased to two (2) tenants through February 2026 with two (2) five year options to extend at market rate
- Conveniently located just north of Lincoln Avenue in the Meridian Office Park, adjacent to Inverness Business Park
- 300 feet of I-25 frontage offers great daily exposure to more than 173,000 vehicles

**Sale Price: \$3,839,608**

### Property Facts

Building Size:	11,609 SF
Lot Size:	2.35 AC
Year Built / Renov.:	2004 / 2012
Taxes (2018):	\$7.57/SF
Parking:	129 spaces

For more information:

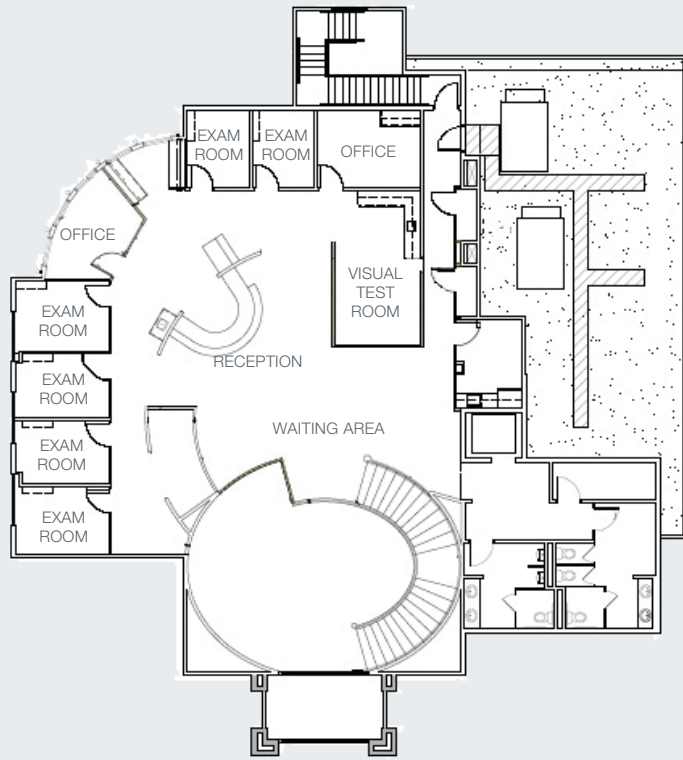
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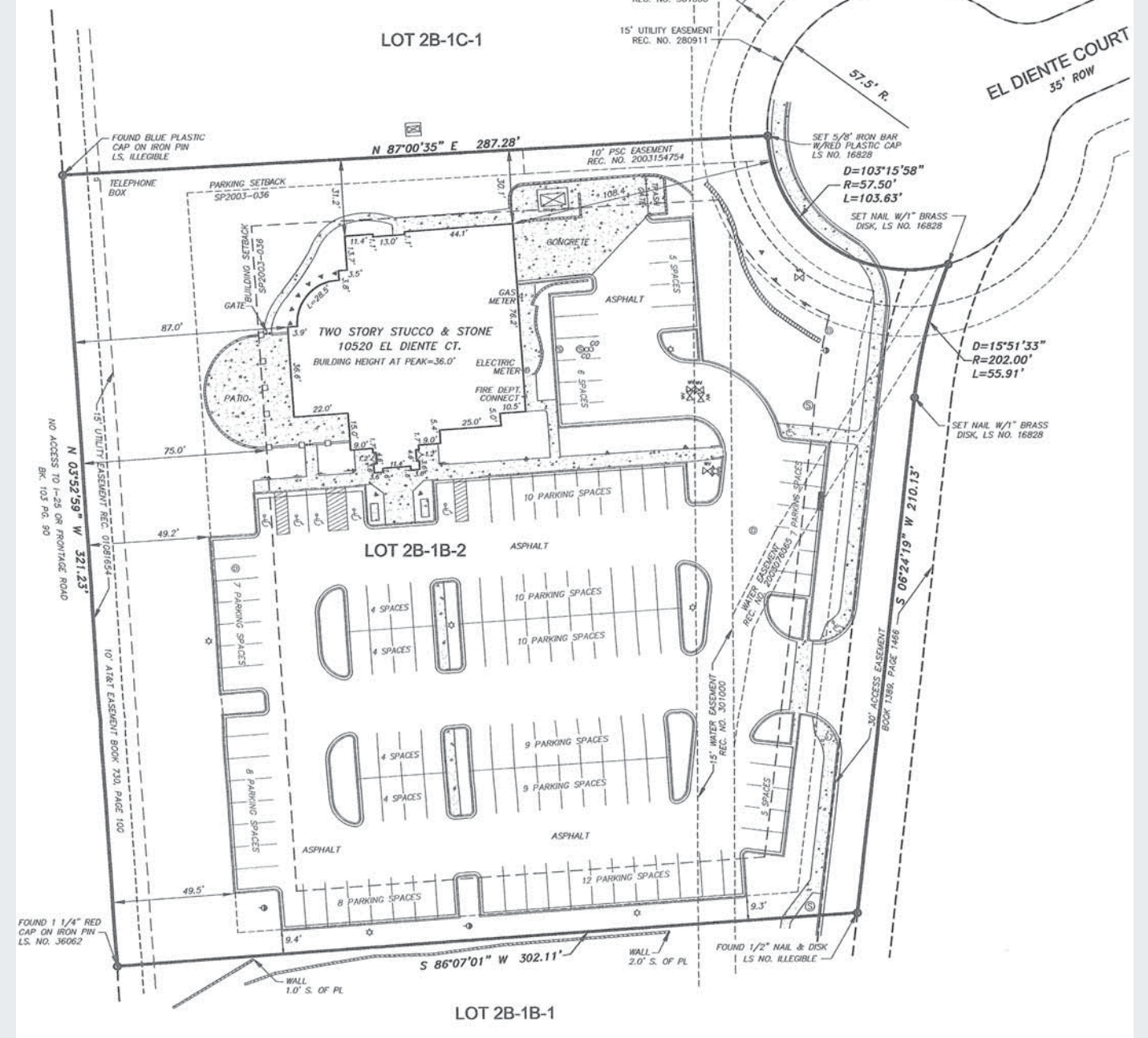
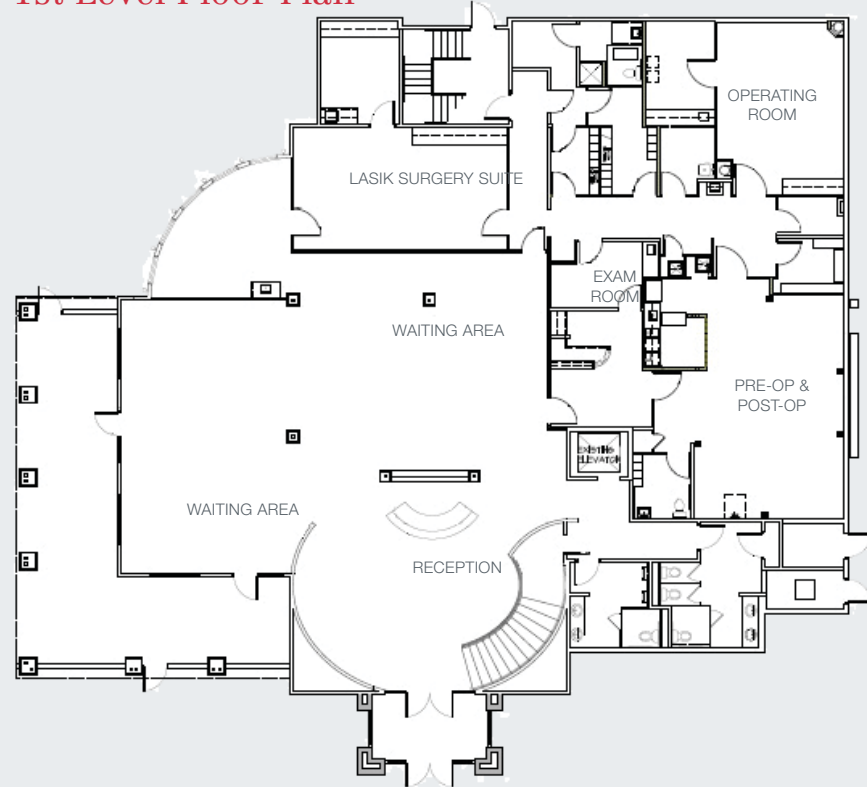
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2nd Level Floor Plan



1st Level Floor Plan



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