OFFICE CONDO FOR SALE

PRENTICE PLACE

8301 E. PRENTICE AVENUE, SUITE 300 & 307, GREENWOOD VILLAGE, CO 80111

TREVEY COMMERCIAL REAL ESTATE

PROPERTY FEATURES

- Premier 5,158 SF Recently Renovated Office Condo in the Heart of the Denver Tech Center
- Divisible to ±2,000 SF
- Fully Built-Out Counselor's Office
- Flexible Seller
- Option to Buy with a Lease-Back to Seller
- Reserved & Unreserved Covered / Uncovered Parking
- Updated Common Area & Suite Finish
- Prime Location with Excellent Access
- Easy Access to I-25, Belleview Ave., DTC Blvd. & I-225
- Conveniently Located Near Ample Amenities Including Restaurants, Retail & Hotels in the Denver Tech Center

PROPERTY DETAILS

AVAILABLE	±2,000 SF - 5,158 SF
SALE PRICE	$250.00 / SF
ASSOCIATION DUES	$3,923.00 / Month
PARKING	2.95:1,000
BUILDING SIZE	25,802 SF
Y.O.C.	1974 - Suite Remodeled 2022
ZONING	Office
CITY / COUNTY	Greenwood Village / Arapahoe

DEMOGRAPHICS

Radius	*Population*	*Avg. HH Income*	*Home Value*
2 Mile	47,869	$126,169	$738,099
5 Mile	288,723	$117,146	$592,272
10 Mile	1,335,442	$115,866	$548,567

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 11,900 VPD on Prentice Ave. & DTC Pkwy.
Approx. 20,500 VPD on DTC Blvd. & E. Crescent Pkwy.
Approx. 104,000 VPD along I-25 at E. Belleview Ave.

TREVEY COMMERCIAL
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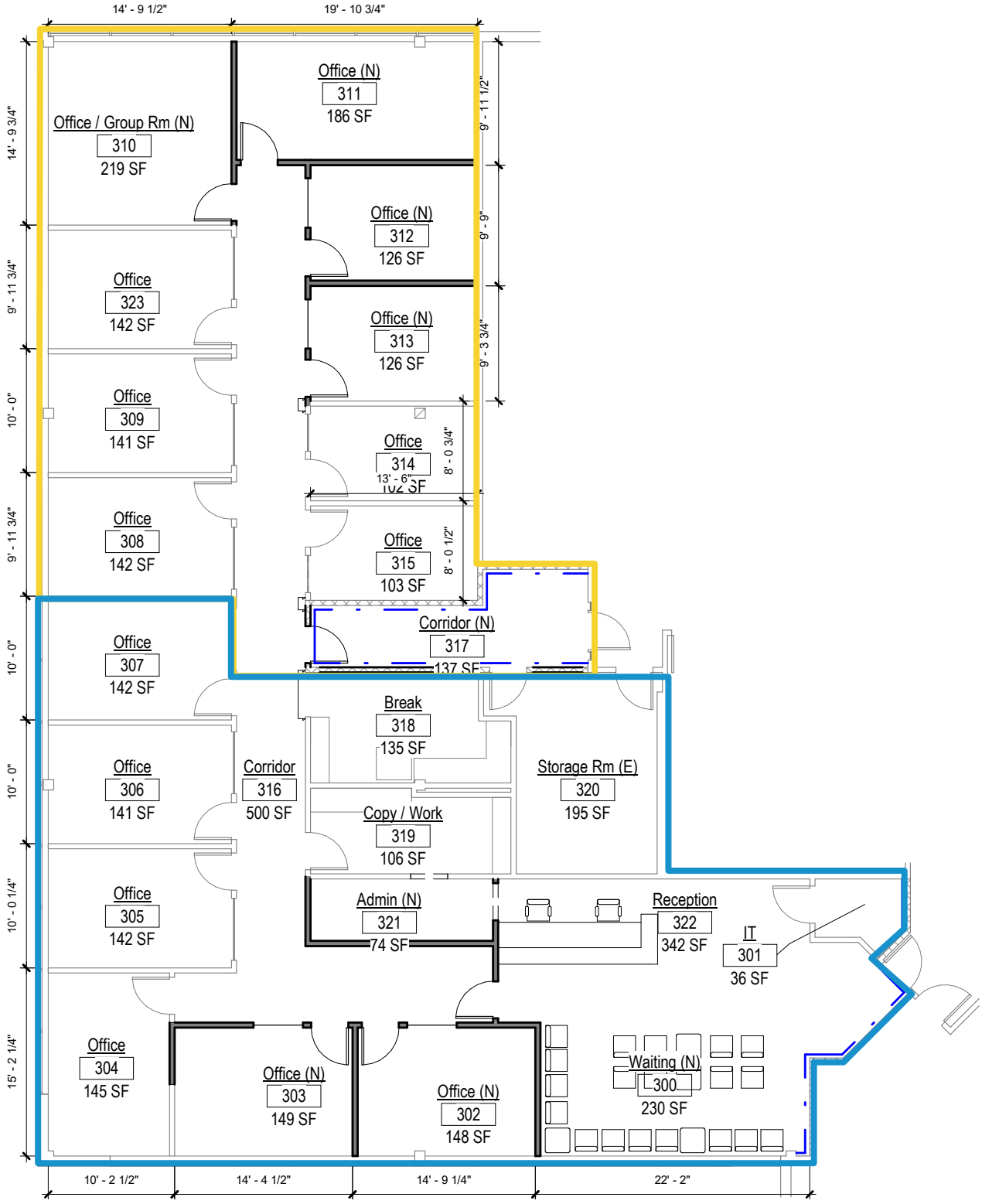
SUITE LAYOUT



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Please call to confirm current property status and accuracy of information contained herein.