

# OFFICE CONDO FOR SALE PRENTICE PLACE

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



**TREVEY**  
COMMERCIAL  
REAL ESTATE



• Darcy's Bistro & Pub  
• Panera Bread  
• Qdoba Potbelly  
• Teriyaki Madness

#### BELLEVUE PROMENADE

• Bird Bakery  
• Chipotle  
• Key Bank  
• Montana Salon  
• Ocean Prime  
• Starbucks  
• Enso Sushi & Grill  
• The Original Pancake House

#### LANDMARK

• Bad Daddy's Burger  
• Comedy Works  
• CycleBar  
• Early Bird  
• Hapa Sushi Grill  
• JING Denver  
• Pizza Republica  
• Scissors & Scotch  
• Slattery's Pub & Grill  
• Yanni's Greek

• Bonefish Grill  
• King Soopers  
• MAD Greens  
• Subway

#### VILLAGE PLAZA SHOPS

• ASA Sushi  
• Burnt End BBQ  
• Cuba Cuba Sandwicheria  
• Floyd's 99 Barbershop  
• Kwench Juice Cafe  
• Illegal Pete's  
• Lil Ricci  
• Smashburger  
• The Delectable Egg

## PROPERTY FEATURES

- Premier 5,158 SF Recently Renovated Office Condo in the Heart of the Denver Tech Center
- Divisible to  $\pm 2,000$  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, Bellevue Ave., DTC Blvd. & I-225
- Conveniently Located Near Ample Amenities Including Restaurants, Retail & Hotels in the Denver Tech Center

## PROPERTY DETAILS

|                  |                              |
|------------------|------------------------------|
| AVAILABLE        | $\pm 2,000$ 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

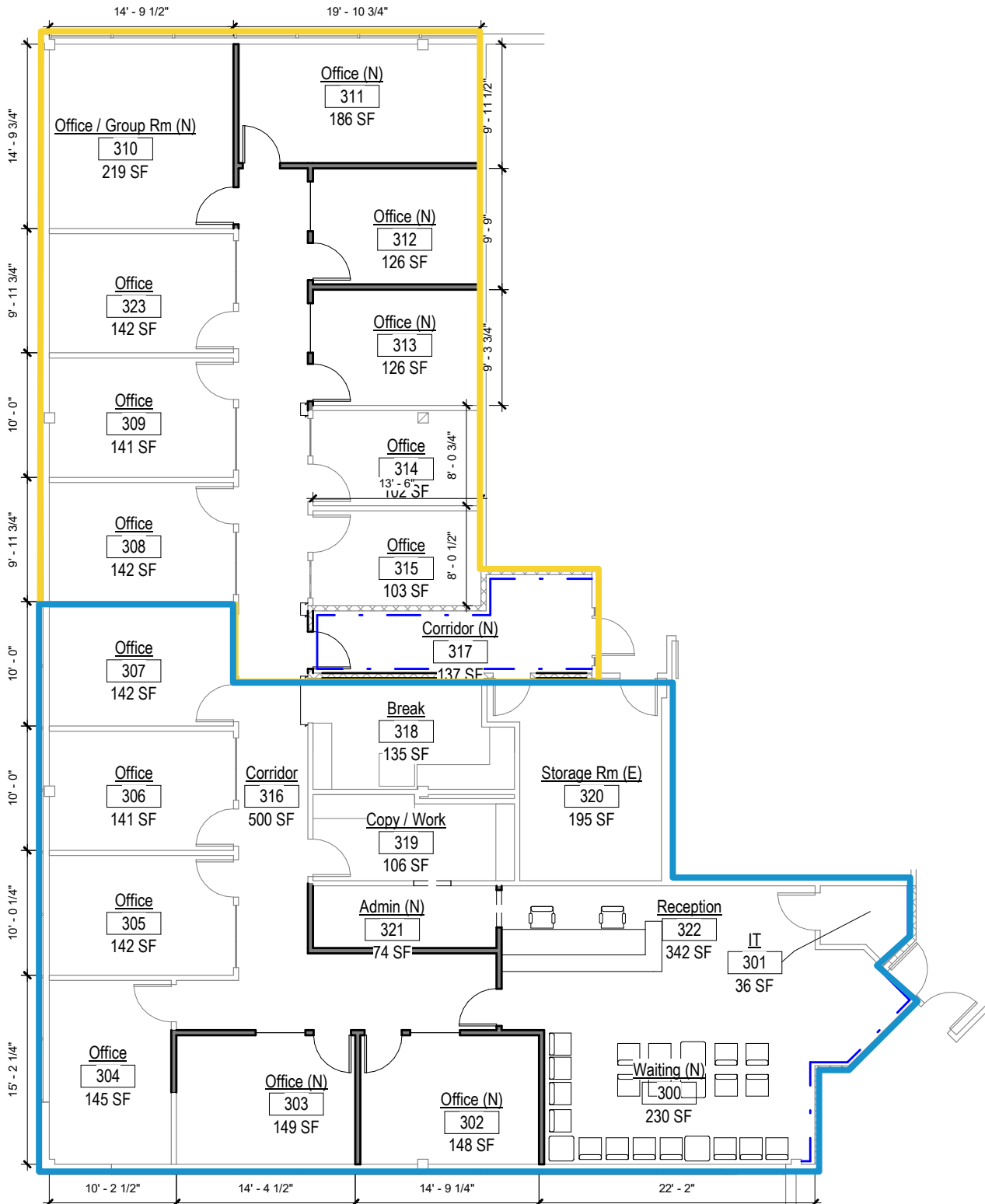
| Radius  | Population | Avg. HH Income | Home Value |
|---------|------------|----------------|------------|
| 2 Mile  | 47,869     | \$126,169      | \$738,099  |
| 5 Mile  | 288,723    | \$117,146      | \$592,272  |
| 10 Mile | 1,335,442  | \$115,866      | \$548,567  |

### 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. Bellevue Ave.

## SUITE LAYOUT



**TREVEY**  
COMMERCIAL  
REAL ESTATE

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

### NICK BEACH

V.P. Sales & Leasing  
[nbeach@trevey.com](mailto:nbeach@trevey.com)  
C: 719-237-0880

### MITCH TREVEY

Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192

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