

OFFICE CONDO FOR SUBLEASE

469 S. CHERRY STREET

469 S. CHERRY STREET, UNIT 101, DENVER, CO 80246



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Medical Office Space for Sublease
- Join Elite Clinical Network as an MD on Site
- Square Footage Negotiable
- Shared Reception / Private Offices
- Ample Parking
- Updated Common Area & Suite Finish
- Prime Location with Excellent Access
- Easy Access to I-25, Colorado Blvd. & Leetsdale Dr.
- Conveniently Located Near Ample Amenities Including Restaurants, Retail & Hotels in Cherry Creek

PROPERTY DETAILS

AVAILABLE	Unit 101: 1,584 SF
SUBLEASE RATE	\$18.00 / SF FSG
SUBLEASE TYPE	Full Service Gross
SPACE TYPE	Medical / Office
PARKING	4.00:1,000
BUILDING SIZE	15,048 SF on 0.68 AC
Y.O.C.	1979
ZONING	Commercial
CITY / COUNTY	Glendale / Arapahoe

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	86,789	\$127,183	\$812,937
5 Mile	555,932	\$108,705	\$628,496
10 Mile	1,452,643	\$104,873	\$492,817

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 10,700 VPD on E. Virginia at S. Cherry St.
Approx. 15,000 VPD on S. Cherry St at Leetsdale
Approx. 35,000 VPD along Leetsdale at Dahlia

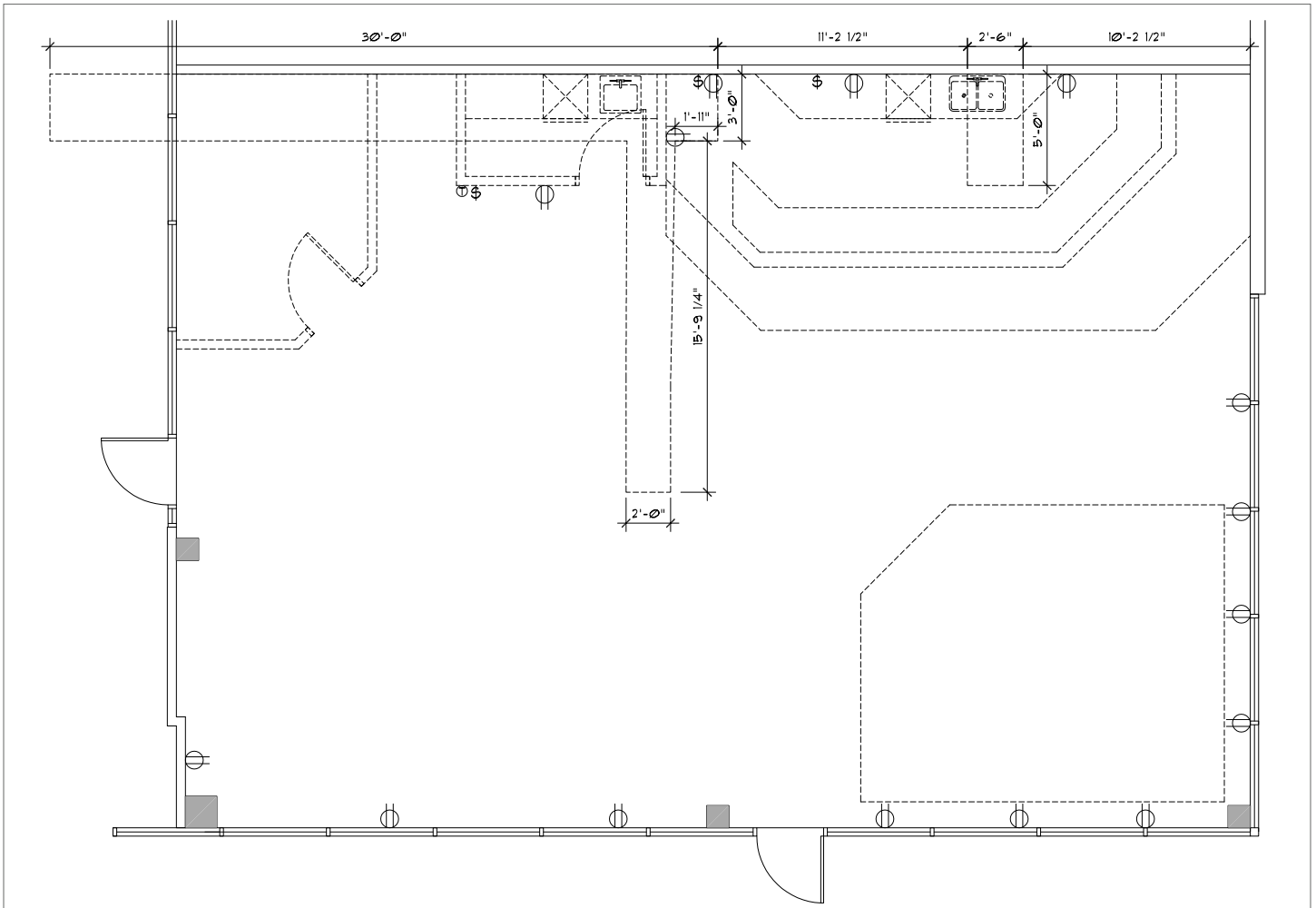
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Parker, Colorado 80134
303-841-1400 | www.trevey.com

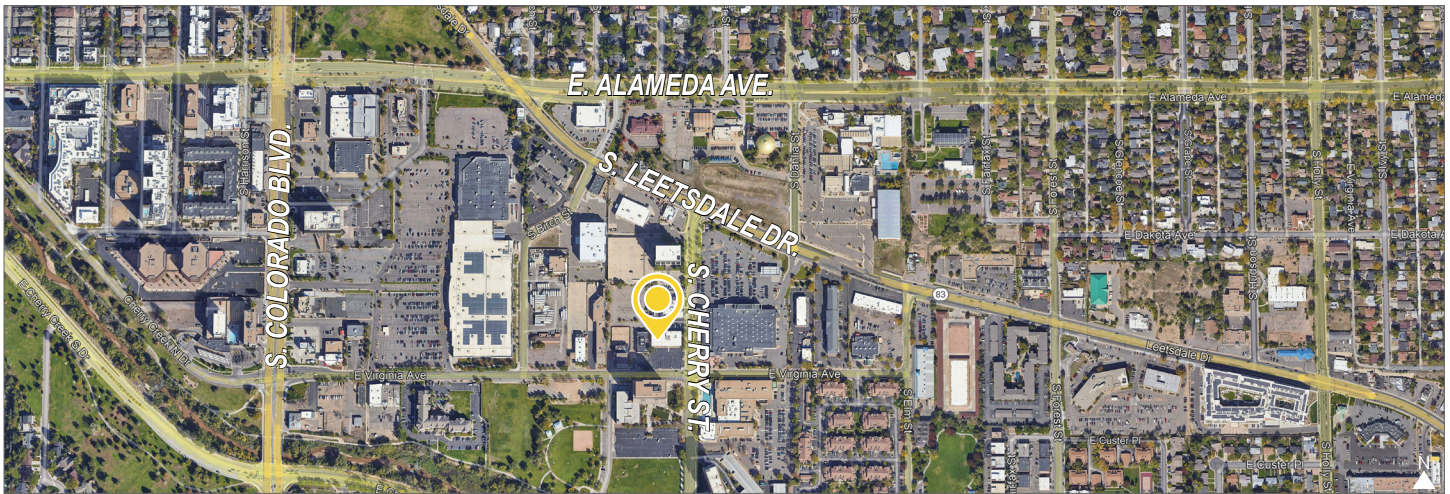
NICK BEACH

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SUITE LAYOUT



LOCATION OVERVIEW



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