



**LARGE 1,800 sf MEDICAL/OFFICE SPACE FOR LEASE | Available Now**  
 4999 East Kentucky Avenue, Denver, Colorado 80246

***New Lower Rate***  
***Only One Space Left!***



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***New Lower Rate: \$16.00 psf NNN***  
***Class B Medical Office Building***

A stucco facade gives this two-story medical/office building at **4999 E Kentucky Avenue** in Denver, Colorado a moderate air of distinction. Two spaces have recently been leased. Only a single 1,800 sf medical/office space remains. This vanilla shell space for lease affords a business the fullest capacity to build to your specs to meet your specialized needs. Along with this great opportunity, this property resides along a peaceful tree-lined environment with ample onsite parking, a conference room with walls of glass for natural lighting, and the comfort of knowing that there is a secure access for after hours needs.

**MEDICAL/OFFICE SPACE AVAILABLE FOR LEASE**

***New Lower Rate: \$16.00 psf NNN*** (...this great opportunity)  
***Unit 101: 1,800 sf*** first floor, full natural light (in vanilla shell condition)



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# LARGE 1,800 sf MEDICAL/OFFICE SPACE FOR LEASE | Available Now

4999 East Kentucky Avenue, Denver, Colorado 80246



- ▶ Two-story medical office building near Glendale in Denver
- ▶ Built out as medical spaces for lease on both first and second floors
- ▶ One vanilla shell condition space first floor as medical or office
- ▶ Medical janitorial included in NNN
- ▶ Secure building access
- ▶ Peaceful tree-lined outdoor environment
- ▶ Plenty of natural lighting from banks of windows
- ▶ Large parking lot for ample on-site parking
- ▶ Conference room available



1,800 sf for Lease  
Vanilla Shell Condition: main floor  
adjacent to front building entrance

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This stucco two-story medical office building at **4999 E Kentucky Ave** in Denver, Colorado is centrally located within a three to five mile radius of dense apartment dwellers as well as single family home populations. Current demographics would appear that primary service-related industries in like areas are hovering around education and various medical and health-related arenas with secondary markets targeting non-medical professional and other business enterprises.

\*source research: CoStar Realty Information

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*Please give us a call for more detailed information about the available 1,800 sf space now available in vanilla shell condition.*



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**4999EK - 051226**



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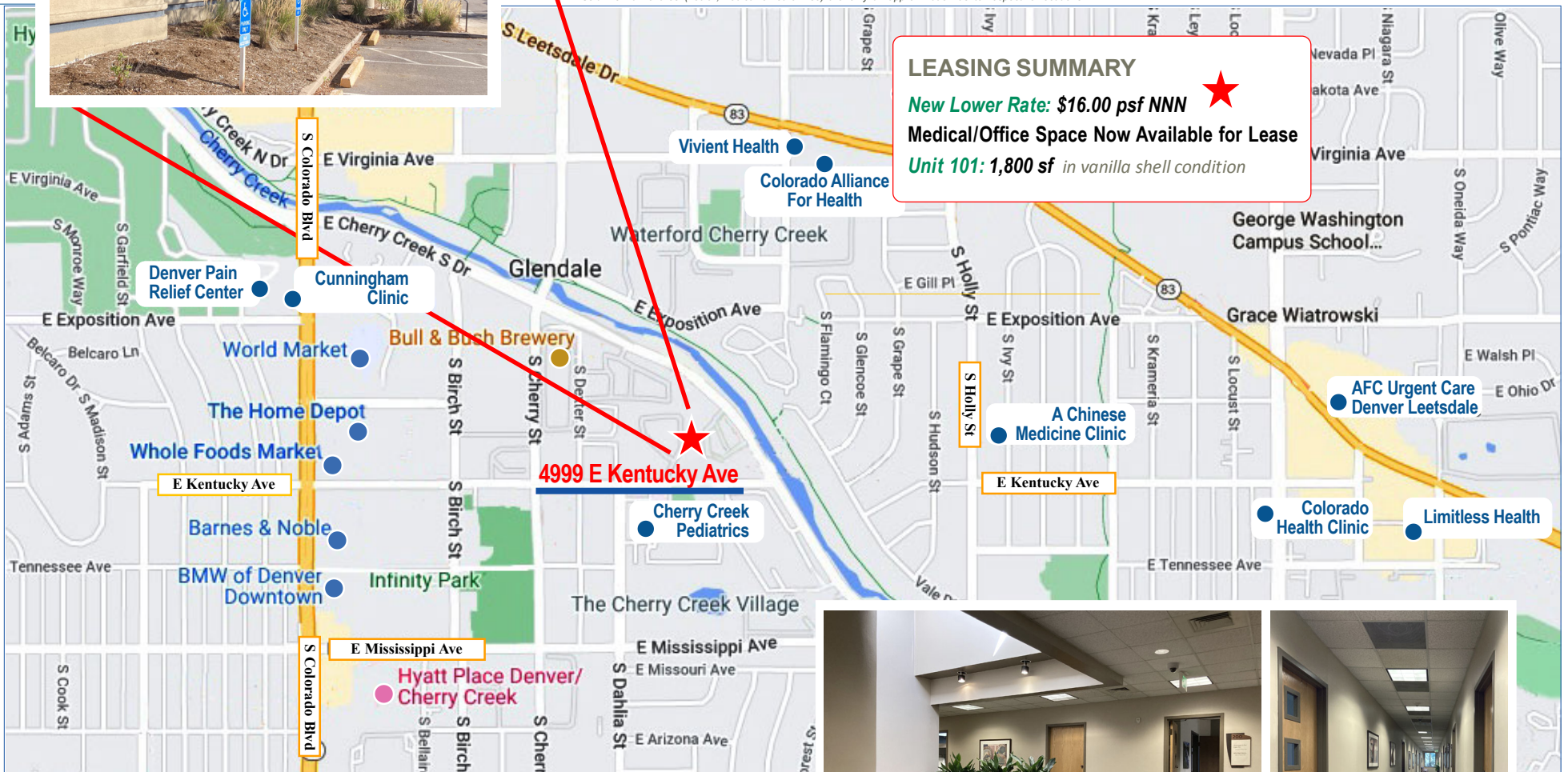
Disclaimer: all entries (health, medical or otherwise) are only an approximation as to respective locations

**LEASING SUMMARY**

**New Lower Rate: \$16.00 psf NNN** ★

**Medical/Office Space Now Available for Lease**

**Unit 101: 1,800 sf** in vanilla shell condition



*The 4999 E Kentucky Ave building resides in a well-established thriving community of varying healthcare, ophthalmological, and medical clinics along with hospitality, retail, restaurant and corporate enterprises. It may be well worth your time to explore your possibilities. Please give one of our brokers a call for further information about this special Space for Lease at 4999 E Kentucky Avenue.*

