

FOR SALE
\$275,000

\$294.75/SF



8000
BLDG A

8000 E Prentice Ave, Bldg A-A1, Greenwood Village, CO 80111

For more information:

DAN PREVEDEL

303 945 5697

dan@malmancre.com

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Property Highlights

- » ±933 SF professional office condominium
- » Efficient layout ideal for owner-users
- » Single-story access with convenient entry
- » Established Creekside at DTC office environment
- » Ample shared parking for clients and staff
- » Mature landscaping throughout the office complex
- » Flexible space for professional office users
- » Prime Greenwood Village business location
- » Minutes from Denver Tech Center amenities
- » Convenient access to I-25 and Belleview Avenue
- » Surrounded by restaurants, retail, and services
- » Attractive alternative to traditional office leasing

Property Details

Building Size	933 SF
Price/SF Bldg	\$294.75/SF
Year Built	1979
Taxes	\$5,714.43 (2025)

Sale Price: \$275,000



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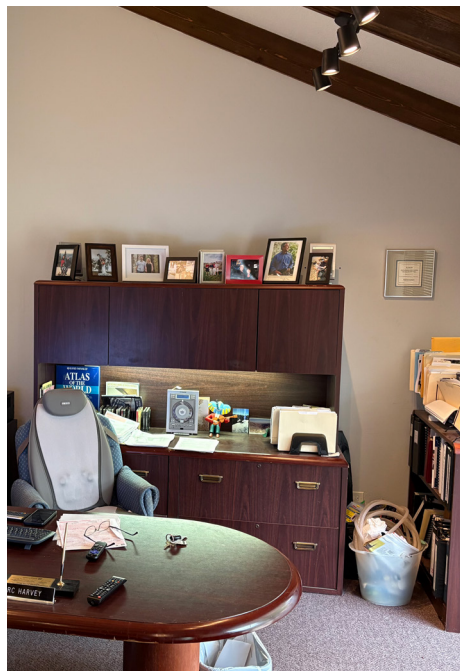
11.7 Miles
to Downtown Denver



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Denver Tech Center

The Denver Tech Center stands as one of the region's most prominent and established business hubs, combining excellent accessibility with a highly regarded corporate environment. Located along the Interstate 25 corridor, the area provides convenient connections to downtown Denver, Denver International Airport and surrounding communities throughout the southeast metropolitan area. Its central location allows businesses to draw from a broad regional workforce while remaining easily accessible to clients, vendors and employees.

DTC is supported by a strong mix of office users, professional service providers, technology companies and regional employers, creating a dynamic and diverse business community. The surrounding area offers an extensive selection of restaurants, hotels, retail centers, fitness facilities and recreational amenities, providing added convenience throughout the workday. Multiple nearby light-rail stations further enhance regional connectivity and offer additional commuting options across the Denver metro area.

The area is also surrounded by well-established residential neighborhoods and some of the metro area's most desirable suburban communities, helping support a consistent employment base and long-term demand for commercial space. With its recognizable business identity, mature infrastructure and continued investment, the Denver Tech Center remains a preferred location for companies seeking a professional and strategically positioned address.

These advantages make the area particularly attractive for commercial condo ownership, whether for an owner-user seeking control over occupancy costs and a lasting business presence or an investor looking to acquire property within a proven and highly accessible commercial market.



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Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	10,926	93,966	289,854
Population (2025)	10,836	93,065	293,335
Annual Growth (2020-2025)	-0.2%	-0.2%	0.2%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,713	41,227	126,151
Total Households (2025)	5,673	41,053	128,123
Annual Growth (2020-2025)	1.4%	1.1%	1.2%

Median Household Income	\$99,132	\$104,790	\$97,761
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	6,285	51,862	163,047



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Meet the Broker



Dan Prevedel
Broker Associate

Dan Prevedel is a Broker Associate at Malman Real Estate, specializing in lease negotiations and acquisitions and dispositions across all asset types and classes. Since joining the firm in 2022, Dan has focused on delivering strategic, detail-oriented representation for clients navigating both leasing and investment-related transactions.

Prior to Malman Real Estate, Dan began his career in tenant representation at TB Advisors, where he worked closely with clients to align their strategic business, financial, and operational objectives with their real estate needs. This foundation has shaped his practical, client-focused approach and attention to execution.

Dan has built a reputation for being knowledgeable, accountable, and responsive, earning the trust of clients through consistent communication and follow-through. A Colorado native, he holds a bachelor's degree in Business Management from



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

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This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for

financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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