



**FOR SALE**  
**\$160,000**

**OFFICE CONDO**  
**7373 W. JEFFERSON AVE. SUITE 301**  
**Denver, CO 80235**



AVAILABLE SF  
**900 SF**



BUILDING SF  
**32,299 SF**



STORIES  
**FOUR**

**PROPERTY HIGHLIGHTS**

- 900 SF office condominium
- Four private offices
- Three offices with sinks (ideal for medical or wellness use)
- Additional communal sink in hallway
- Break room with sink
- In-suite private restroom
- Large reception and waiting area



PARKING  
**AMPLE ON SITE**



TAXES  
**\$5,497/YEARLY**



MONTHLY HOA  
**\$640 +/- INCLUDES UTILITIES**

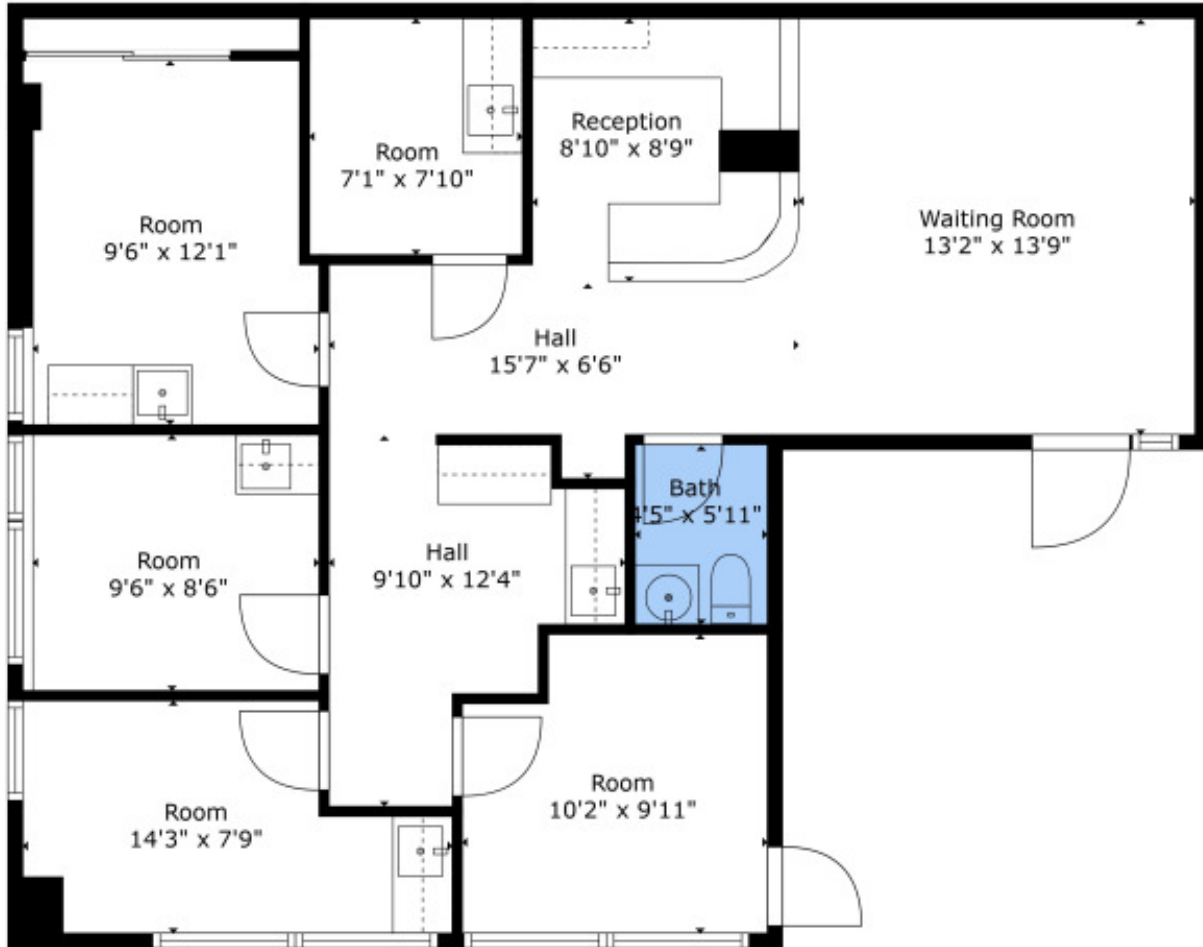
**PROPERTY DESCRIPTION**

This 900 SF office condominium offers a highly functional layout ideal for medical, wellness, or traditional office users. The space features four private offices, three of which are equipped with sinks, well-suited for treatment or clinical use, along with an additional communal sink in the hallway and a break room with a sink. A spacious reception and waiting area creates a welcoming first impression, while the in-suite private restroom adds convenience for both staff and clients. The thoughtful design allows for efficient workflow and flexibility to accommodate a variety of business types.

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# FLOOR PLANS



**SHAWNA SOFFA**

720.739.5235

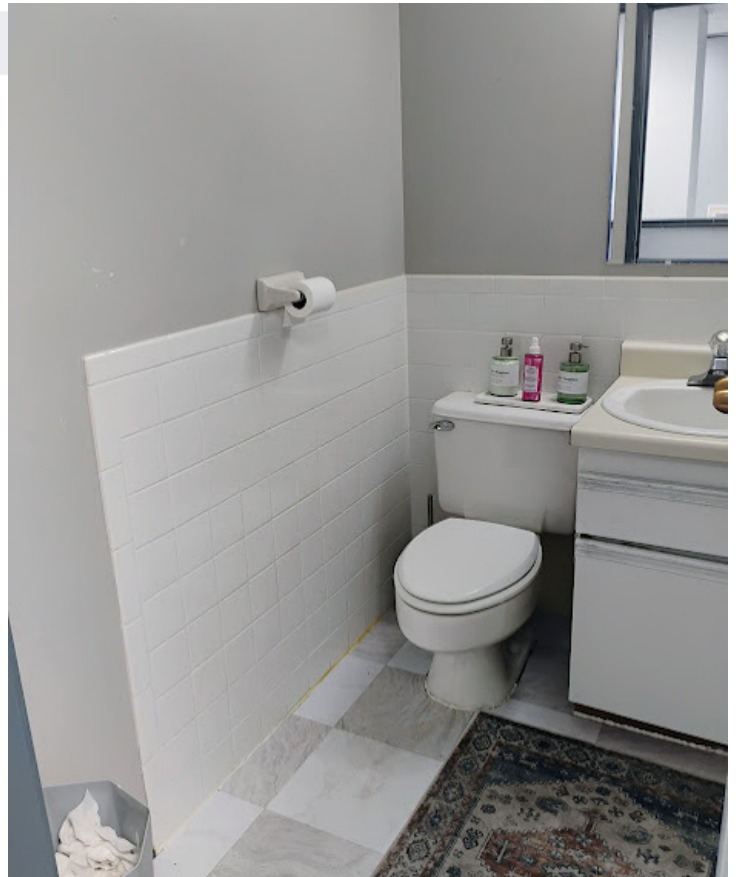
ssoffa@madisoncommercial.com

# ADDITIONAL PHOTOS



**SHAWNA SOFFA**  
720.739.5235  
ssoffa@madisoncommercial.com

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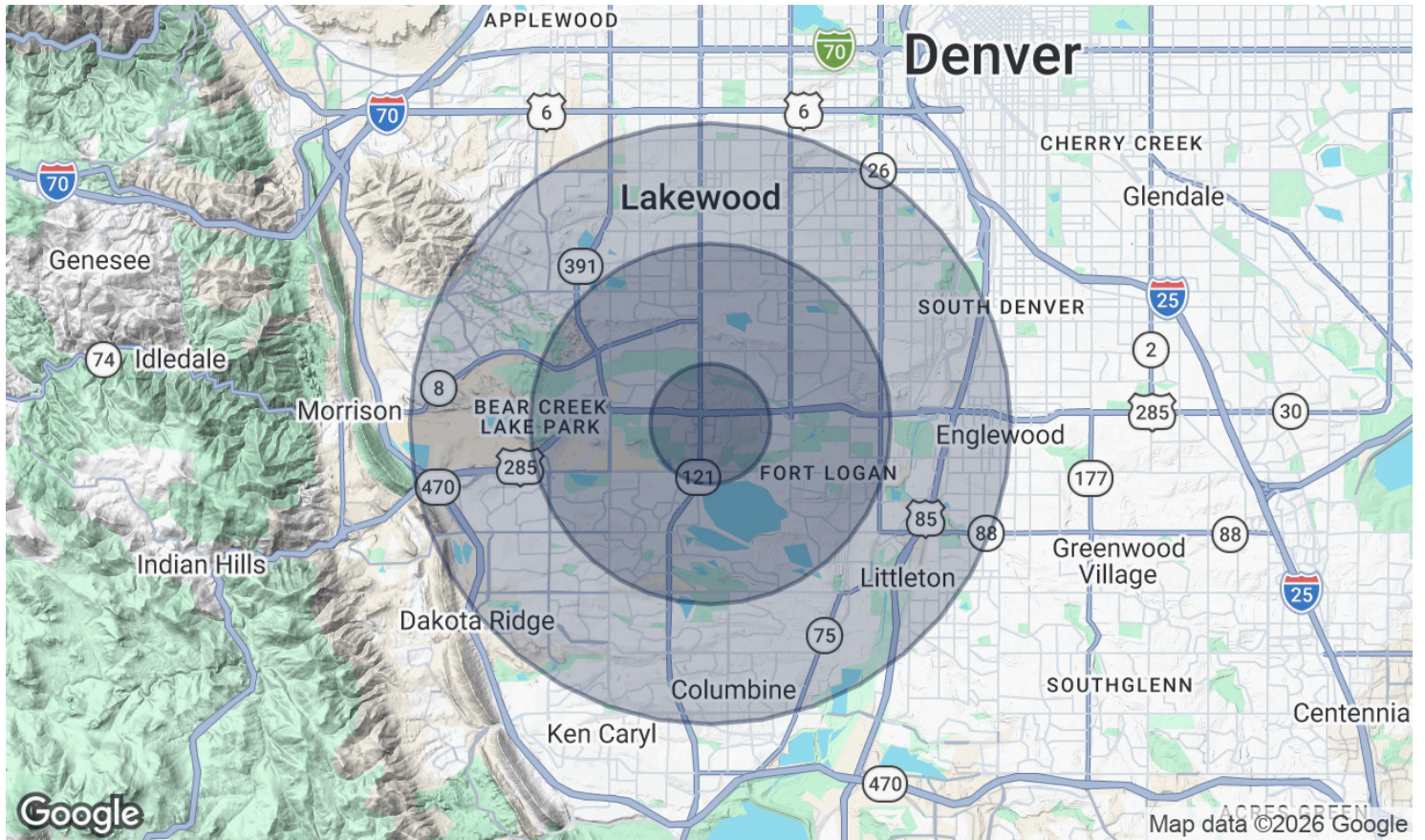
**SHAWNA SOFFA**  
720.739.5235  
ssoffa@madisoncommercial.com

**MADISON  
COMMERCIAL  
PROPERTIES**

# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,281	111,715	319,281
Average Age	38.0	40.2	39.5
Average Age (Male)	34.2	39.2	38.8
Average Age (Female)	41.0	40.6	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,734	46,670	130,275
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$92,957	\$113,372	\$116,764
Average House Value	\$468,681	\$555,121	\$562,611

2023 American Community Survey (ACS)

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