

OFFICE CONDO FOR SALE

8000 E PRENTICE AVE STE D1

GREENWOOD VILLAGE · CO

SITE

navpoint
REAL ESTATE GROUP



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Property Overview

8000 E PRENTICE AVE STE D1

Property Address	8000 E Prentice Ave Ste D1, Greenwood Village, CO, USA
Property Type	Office Condo
Sale Price	\$334,250
Price/SF	\$175.00
Building Size	1,910 SF
Year Built	1979
Zoning	TC (Town Center)
Parking	First-come, first-served, directly in front of the condominium
APN	2075-16-1-11-022

DESCRIPTION

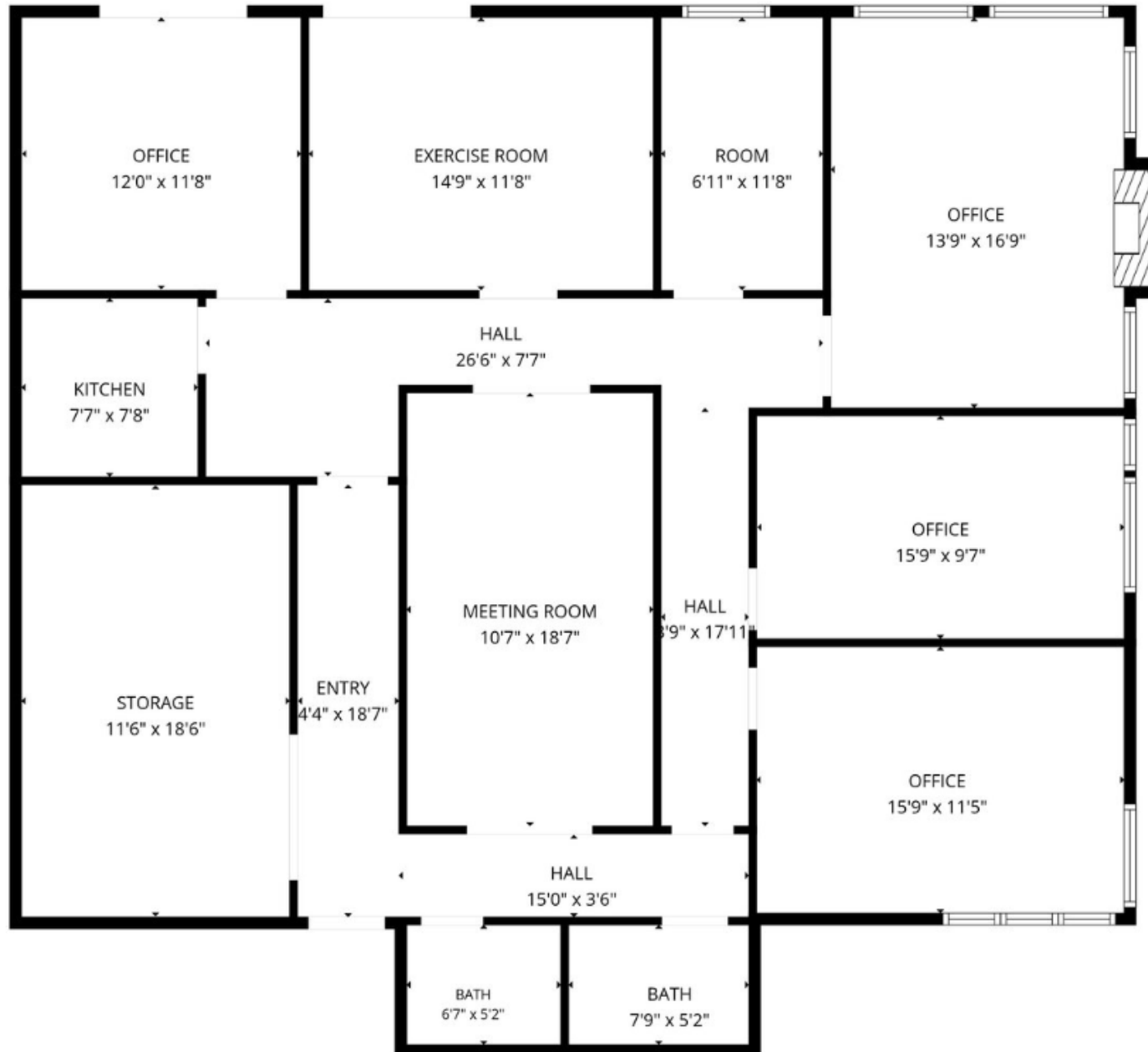
- Rare owner-user opportunity to own in the heart of the Denver Tech Center, Creekside at DTC
- 1,910 SF single-level condo — customize the space to fit your business and your brand
- Direct unit entry with parking at your door, plus a park-like common courtyard uncommon in the DTC market
- Separately metered gas and electric; 24/7 access
- Minutes to I-25/I-225 and light rail; walkable to Belleview Promenade and DTC dining
- Surrounded by 35,000+ workers and 1,000+ companies: Empower, Arrow Electronics, CoBank, DaVita and more



Property Photos



Property Floorplan



Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	10,275	82,382	280,152
2026 Estimate	10,138	79,567	271,947
Growth 2025-2030	1.4%	3.5%	3.0%
Average Age	41	41	41
Average Household Income	\$167,669	\$173,786	\$153,934
BUSINESS			
Employees	14,129	170,999	327,938

Location Map



MARKET OVERVIEW

DENVER METRO GROWTH - **QUALITY OF LIFE**

The Denver Metro area offers residents a vibrant urban environment with easy access to outdoor recreation, entertainment, and cultural attractions. Five professional sports teams play at venues throughout the Denver area, while a thriving arts community, diverse dining and nightlife, and an extensive park system contribute to the city's strong quality of life. Residents also benefit from convenient access to the Rocky Mountains, with numerous hiking, camping, and recreational opportunities within a short drive of Denver. World-class ski destinations, including Vail, Beaver Creek, and Copper Mountain, are also accessible from the city. The Denver Metro area continues to attract residents drawn to its combination of urban amenities, outdoor recreation, and high quality of life.

DENVER METRO GROWTH - **DEMOGRAPHICS**

The Denver Metro area is expected to add 123,706 new residents over the next five years, reflecting continued population growth and demand for housing in the area. Higher-paying employment sectors contribute to a median household income of \$109,100, above the national median of \$83,730. Approximately 58 percent of housing units in the Denver Metro area are homeowners.



POPULATION
3.01M



MEDIAN AGE
39.0
U.S. MEDIAN
39.4



MEDIAN
HOUSEHOLD
INCOME
\$109,100
U.S. MEDIAN
\$83,730

Statistics are estimates and are sourced from AlphaMaps.com and the U.S. Census Bureau.

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