

FOR LEASE
\$39 SF/YR (FULL SERVICE)



OFFICE CONDO

5150 EAST YALE CIRCLE SUITE 101

Denver, CO 80222



AVAILABLE SF

2,407 SF



BUILDING SIZE

15,190 SF



AVAILABLE

NOW

PROPERTY HIGHLIGHTS

- 2,407 SF first-floor office/medical suite
- Former eyeglass / optometry practice
- Attractive built-in reception desk with large waiting area
- Three (3) treatment rooms with sinks
- Two (2) additional sinks in central open area (see floor plan)
- Two (2) private offices and IT closet/storage
- Private in-suite restroom



PARKING

55 SPACES



RATE

\$39/SF



YEAR BUILT

1966

PROPERTY DESCRIPTION

The suite features a welcoming reception desk with a spacious waiting area, multiple treatment rooms, and efficient back-of-house support spaces. Three treatment rooms are equipped with sinks, complemented by two additional sinks located in the central open area (see floor plan), providing excellent flexibility for clinical or service-oriented users. The suite also includes two private offices, a dedicated IT closet, and a private in-suite restroom.

Located on the first floor for convenient access, the space offers a polished, move-in-ready environment with existing infrastructure that can significantly reduce build-out time and cost for medical or office users.

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**MADISON
COMMERCIAL**

PROPERTIES

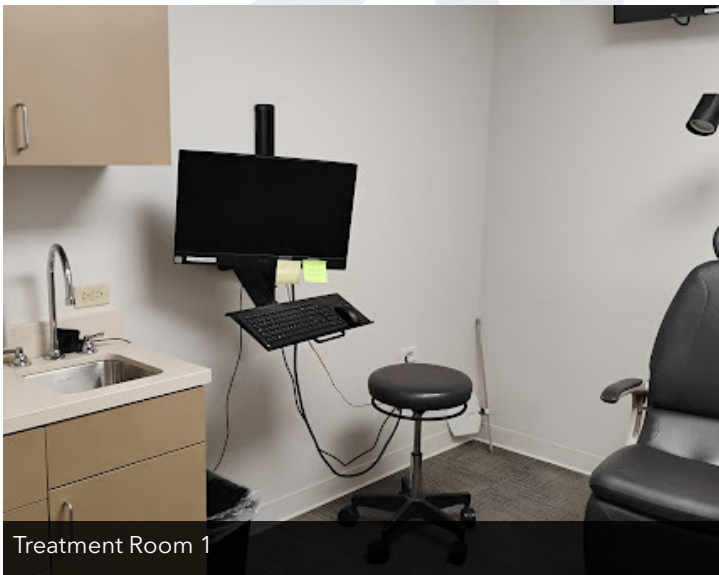
ADDITIONAL PHOTOS



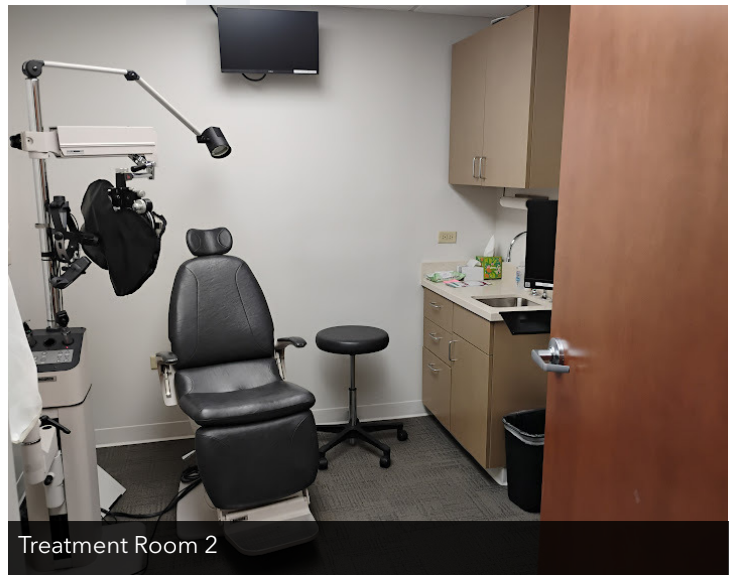
Reception Desk



Waiting Area



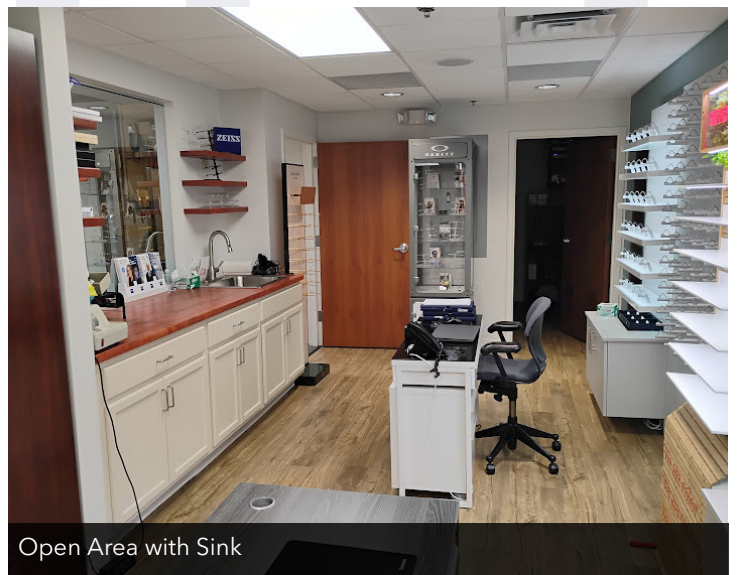
Treatment Room 1



Treatment Room 2

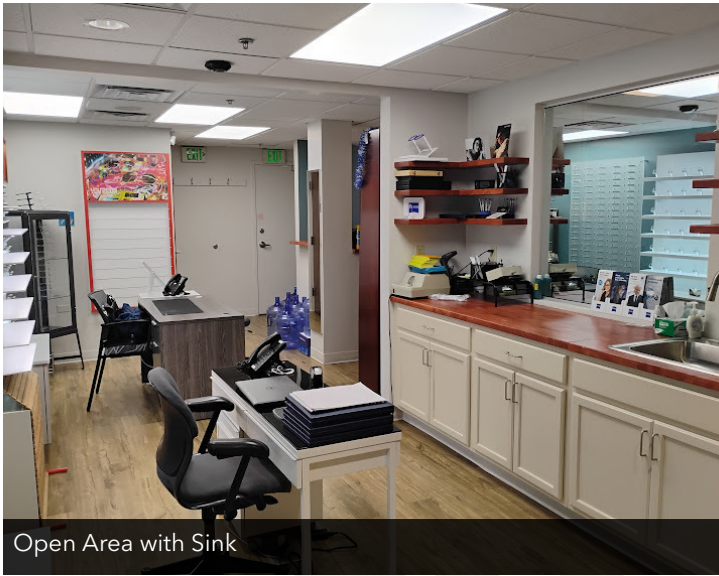


Treatment Room 3



Open Area with Sink

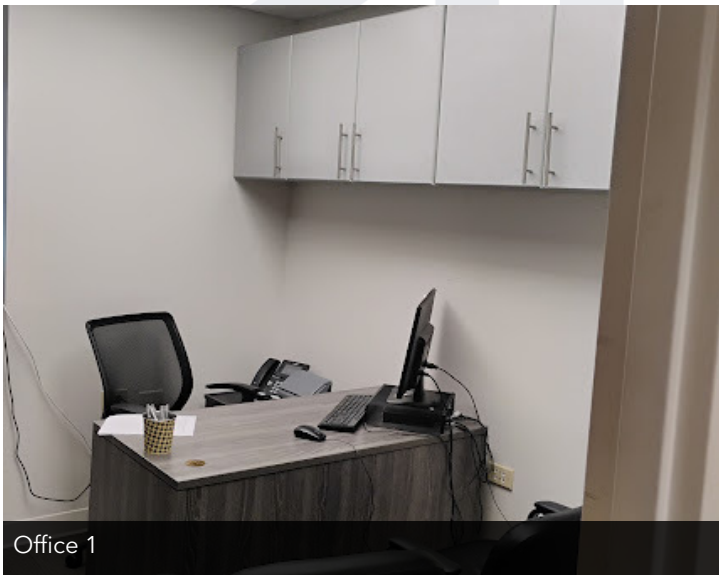
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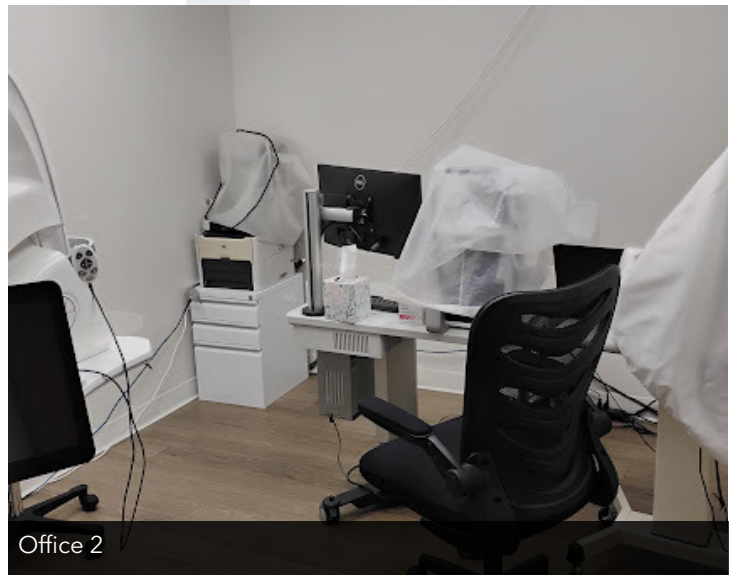
Open Area with Sink



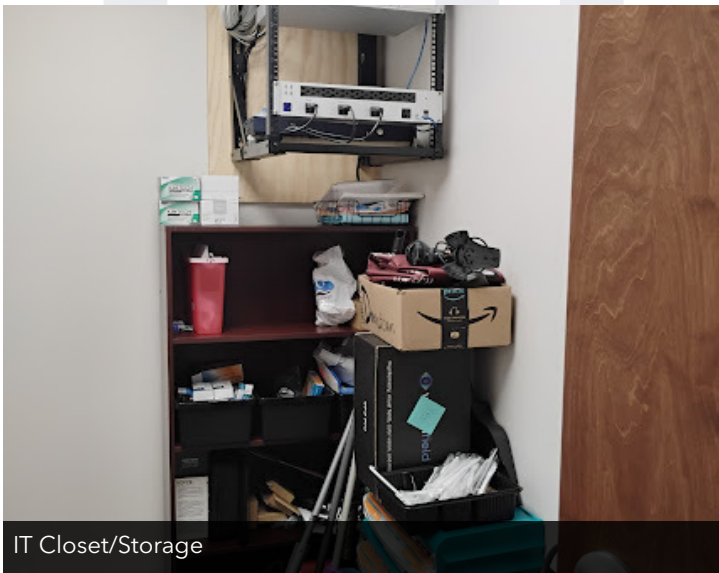
Back of House Support Space



Office 1



Office 2

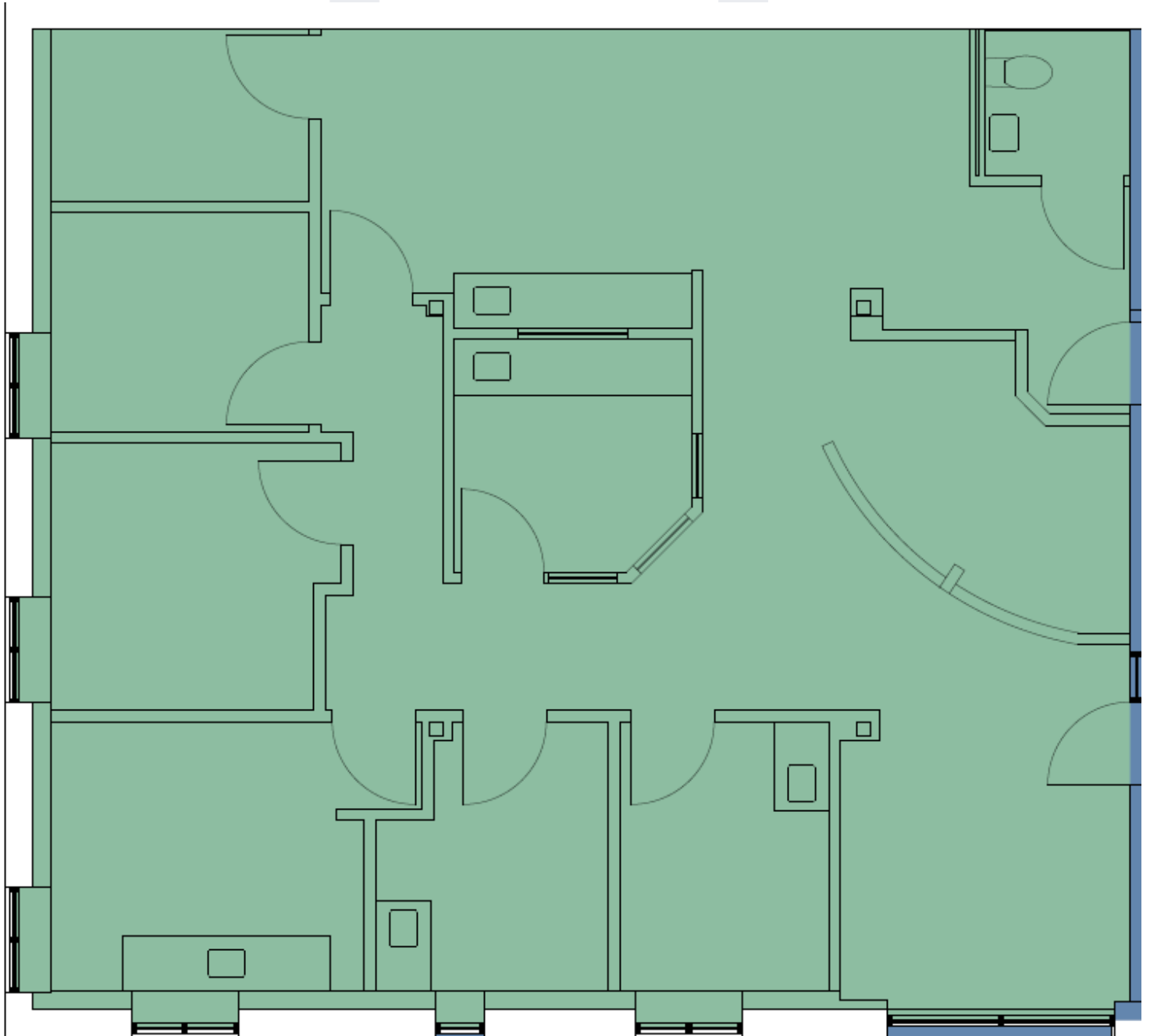


IT Closet/Storage



In-suite Bathroom

FLOOR PLAN



SHAWNA SOFFA

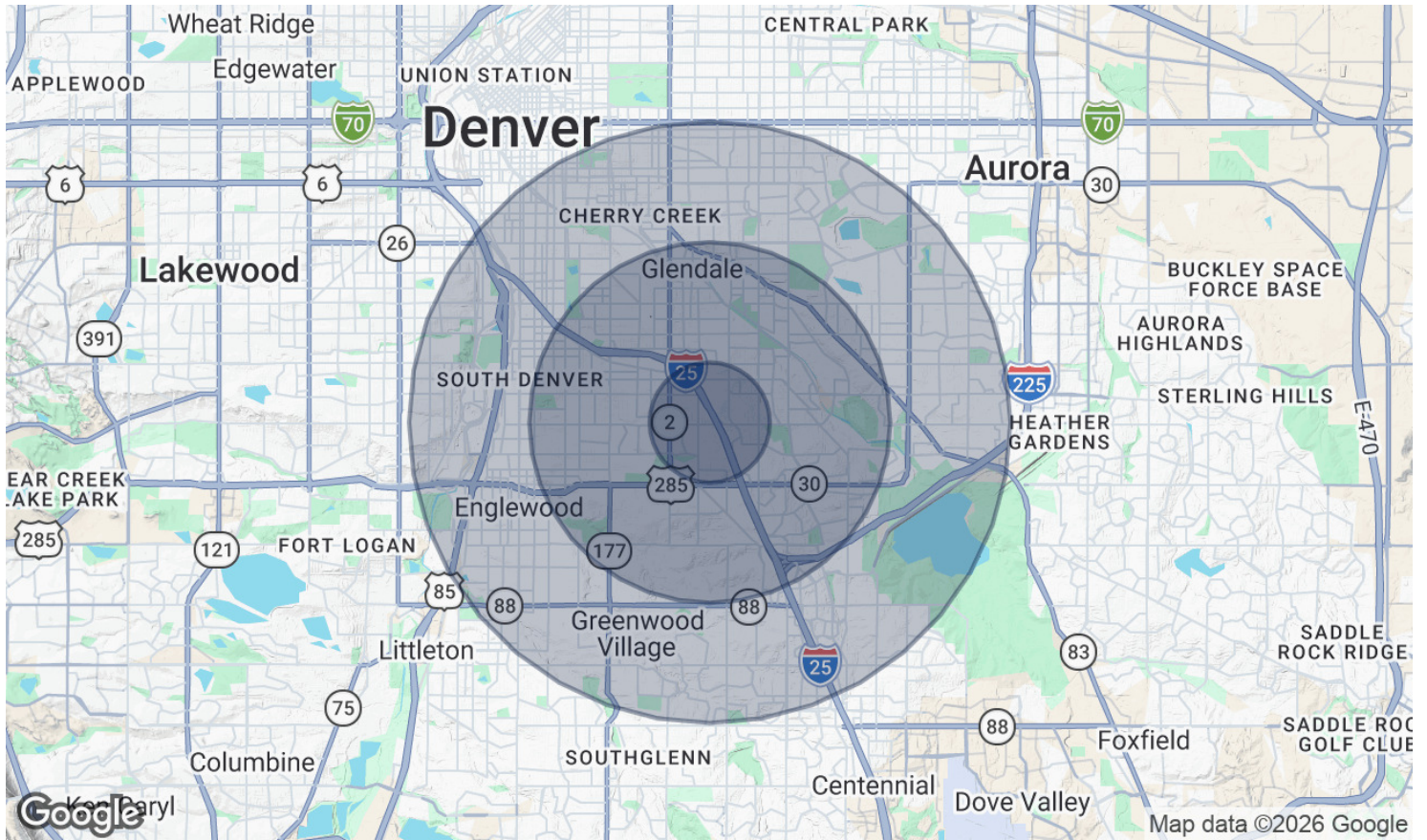
720.739.5235

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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,416	161,528	391,746
Average Age	42	40	40
Average Age (Male)	40	39	40
Average Age (Female)	44	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,483	75,081	187,809
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$133,862	\$132,621	\$134,662
Average House Value	\$758,073	\$818,739	\$829,824

Demographics data derived from AlphaMap

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