



# 3900 E. MEXICO AVE., SUITES 102 & 200

## DENVER, CO 80210

CenterPoint I offers a flexible sublease opportunity for two fully built-out suites totaling ±12,118 SF at 3900 E. Mexico Avenue in Denver, Colorado. The property includes a ±4,582 SF medical clinic (Suite 102) and a ±7,536 SF office suite (Suite 200). Each suite can be leased separately or together, providing flexibility for a variety of users.

Suite 102 is a plug and play medical clinic with exam rooms, procedure space, reception, and a dedicated waiting area. Suite 200 offers a modern office environment with private offices, conference rooms, open workspace, and a kitchen/breakroom.

Located near Colorado Boulevard and I-25, the property provides strong regional access, nearby amenities, and 36 dedicated parking spaces.

### Property Details

<b>Property Name</b>	CenterPoint I	<b>Sublease Term</b>	Through April 30, 2028
<b>Address</b>	3900 E. Mexico Ave., Denver, CO	<b>Clinic Rate</b>	\$25/SF FSG
<b>Available Suites</b>	Suite 102 & Suite 200	<b>Office Rate</b>	\$20/SF FSG
<b>Total Available</b>	12,118 SF	<b>Parking</b>	36 Spaces Available
<b>Suite 102</b>	4,582 SF – Medical Clinic	<b>Building Type</b>	Professional Office / Medical
<b>Suite 200</b>	7,536 SF – Office		

**TYLER BROWN**

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**TURNKEY MEDICAL CLINIC  
& OFFICE SUBLEASE  
OPPORTUNITY**

## SUBLEASE HIGHLIGHTS

### Combined Offering

<b>12,118 Total Square Feet Available</b>	<b>36 dedicated parking spaces available</b>
<b>Sublease Term Available through April 30, 2028</b>	<b>Opportunity to lease one or both suites</b>
<b>Located within CenterPoint I professional office building</b>	

### Suite 102 – Medical Clinic (4,582 SF)

<b>Plug and play medical buildout</b>	<b>3 administrative offices</b>
<b>9 exam rooms</b>	<b>Reception and waiting room</b>
<b>2 procedural rooms</b>	<b>Ideal for medical, specialty care, or outpatient services</b>

### Suite 200 – Office Space (7,536 SF)

<b>Plug and play professional office buildout</b>	<b>Open collaborative benching area</b>
<b>12 exterior offices</b>	<b>Kitchen / break room</b>
<b>3 interior offices</b>	<b>Reception area</b>
<b>3 conference rooms</b>	

## LOCATION HIGHLIGHTS

### Combined Offering

<b>Prime location at the intersection of Colorado Boulevard and Interstate 25</b>	<b>Strong access to major regional transportation routes</b>
<b>Quick access to Downtown Denver, Denver Tech Center, and Cherry Creek</b>	<b>Ideal opportunity for healthcare providers, professional firms, or corporate users</b>
<b>High visibility within a well-established professional office corridor</b>	<b>Turnkey buildout significantly reduces tenant improvement costs</b>
<b>Surrounded by retail, dining, and service amenities</b>	<b>Flexible occupancy for single-user operations or split tenancy</b>

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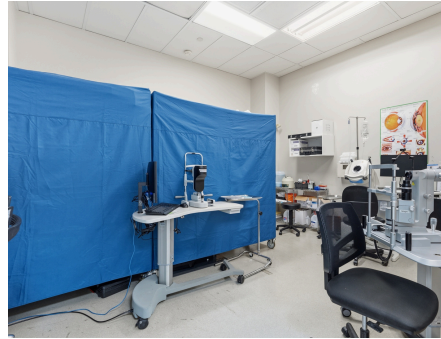
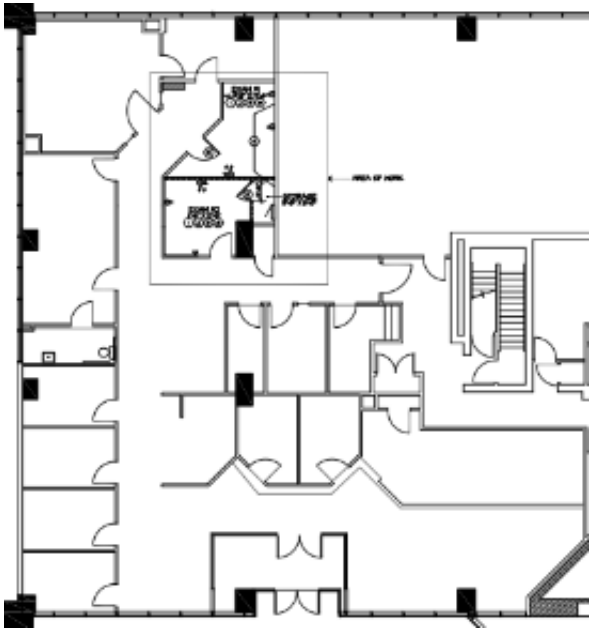
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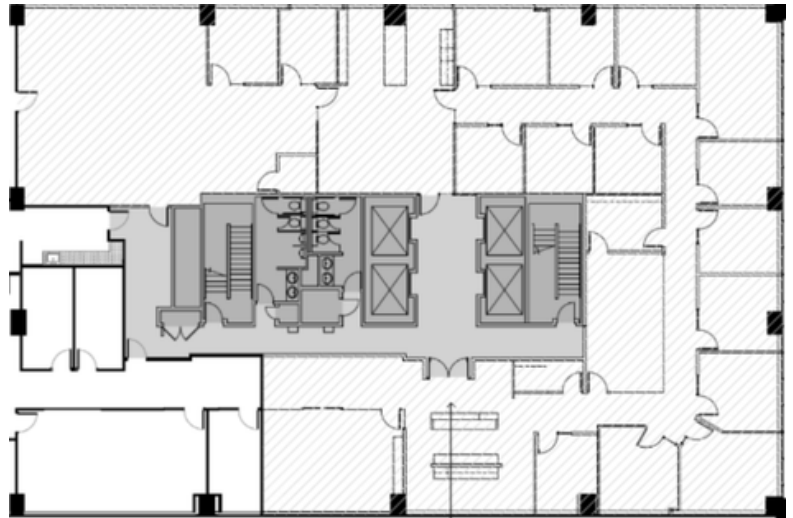
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## SUITE 102



## SUITE 200



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**COMMUNITY FIRST COMMERCIAL**  
REAL ESTATE, LLC

# NEARBY ESTABLISHMENTS

3900 E. MEXICO AVE., SUITES 102 & 200  
DENVER, CO 80210

**Walmart Supercentre**

**TARGET**

**IN-N-OUT BURGER**

**THE HOME DEPOT**

**TEXAS ROADHOUSE**

**McDonald's**

**Wendy's**

**Staub's**

**ARCADÉ**

**STOWAWAY**

**LOBBY**

**DENVER CENTRAL MARKET**

**SHAKE SHACK**

**METROPOLITAN STATE UNIVERSITY OF DENVER**

**DENVER**

**CHERRY CREEK NORTH**

**CHERRY CREEK SHOPPING CENTER**

**ANATOMIE** **EVEREVE** **GARBARINI** **BONOBOS** **W.S. FOSTER & SONS**

**GREYSON** **States Liberty** **GNAT**

**SHAW OF HANDS**

**Levi's** **verizon** **lululemon** **CINNABON**

**GUCCI** **Foot Locker** **Bath & Body Works** **VICTORIA'S SECRET** **Apple**

**Walgreens** **THE HOME DEPOT** **Cane's** **WORLD MARKET** **DICK'S SPORTING GOODS** **WHOLE FOODS** **TARGET**

**UNIVERSITY OF DENVER**

**BEST BUY** **petco** **DSW** **ROSS DRESS FOR LESS**

**Porter Adventist Hospital**

**Health ONE Swedish Medical Center**

**MAD greens** **DOM DOM CIA** **REGAL** **Public Storage** **FIVE GUYS BURGERS and FRIES** **Auto Zone** **Wendy's** **WAVE'S**

**3900 E. MEXICO AVE.**

**DENVER TECH CENTER**

**RE/MAX** **BAX** **ARROW**

**Red Robin** **Air Methods** **COMCAST**

**zoom** **ORACLE** **dish** **cisco** **hp**

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