

**FOR LEASE**



# 5 Cook Street

Denver, CO 80206

**2,001 SF Medical/Office | Cherry Creek**



## Property Overview

- 2,001 SF medical/office opportunity in Cherry Creek, prominently located on the hard corner of Ellsworth Avenue and Cook Street
- Existing medical buildout features 9 plumbed treatment rooms, 3 private offices, reception, patient waiting area, a dedicated pharmacy/support room and two restrooms, including an ADA restroom
- Additional 1,314 SF usable basement provides substantial storage and operational support space and is not included in the marketed square footage
- Covered, off-street parking for patients and employees
- Walkable to Cherry Creek's extensive collection of restaurants, retailers, hotels and professional services
- Well suited for medical, wellness, therapy, aesthetic or other healthcare -related users

**Lease Rate : \$43.50/SF NNN**  
**NNN Est. : \$12.00/SF**

## Property Facts

|                     |                |
|---------------------|----------------|
| <b>Availability</b> | 2,001 SF       |
| <b>Parking</b>      | 10 Surface     |
| <b>Zoning</b>       | C-MX-8         |
| <b>Lease Rate</b>   | \$43.50/SF NNN |
| <b>NNN Est.</b>     | \$12.00/SF     |

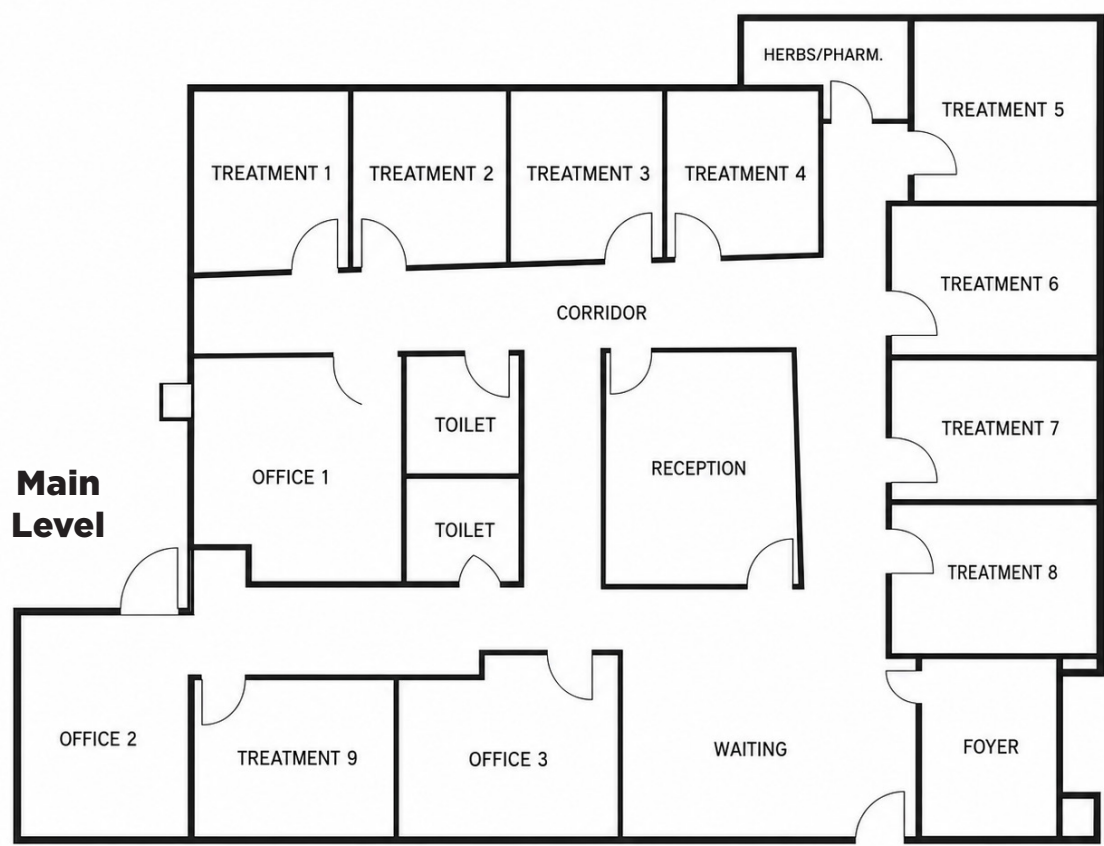
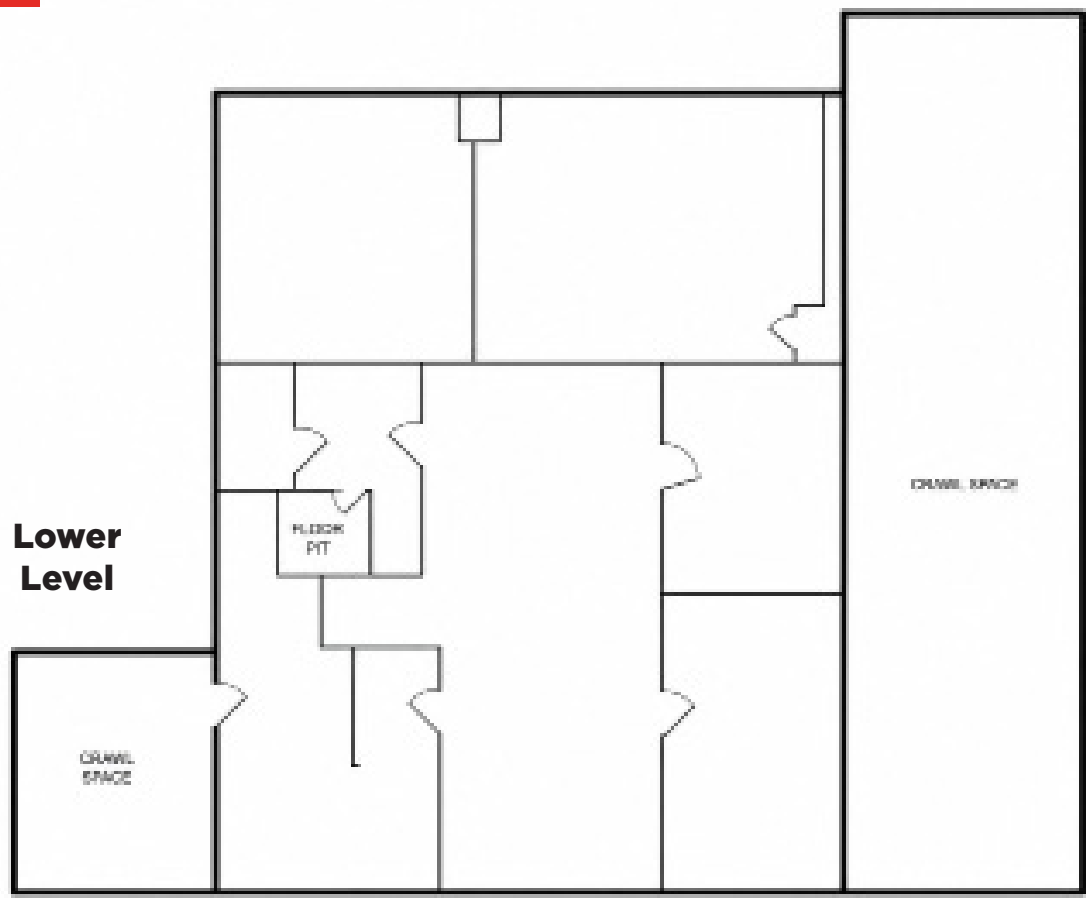
**Shames  
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Photos







## Demographics

| RADIUS               | 1 MILE      | 3 MILE    | 5 MILE    |
|----------------------|-------------|-----------|-----------|
| Population           | 18,598      | 226,319   | 553,144   |
| Households           | 10,612      | 119,909   | 260,088   |
| Median Home Value    | \$1,034,440 | \$760,711 | \$639,927 |
| Avg Household Income | \$163,649   | \$120,070 | \$109,740 |