

# Medical Office Bldg / General Office Ready for Pre-Lease near Broncos Training Facility

7730 S Wheeling Ct, Englewood, CO 80112



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**For Lease Starting at: \$23/SF NNN**

## PROPERTY OVERVIEW

<b>Lot Size:</b>	1.0 Acres
<b>Max. Building Size:</b>	10,000 SF
<b>Zoning:</b>	MU Arapahoe County
<b>Taxes:</b>	\$6,767 (2024)
<b>Price:</b>	\$23/SF NNN
<b>Term:</b>	7-year Term

## PROPERTY HIGHLIGHTS






- Build to Suit Medical Office / General Office
- SDP Approval
- Permitted Uses; Office, Industrial, Mixed-Use

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	2,217	52,869	213,994
 Households	972	22,041	83,794
 Median HH Income	\$63,609	\$99,223	\$112,017
 Median Age	32.80	35.80	38.70
 Traffic	20,859 vpd - Broncos Pkwy @ S Potomac St (2025)		

Source: CoStar 2024

