

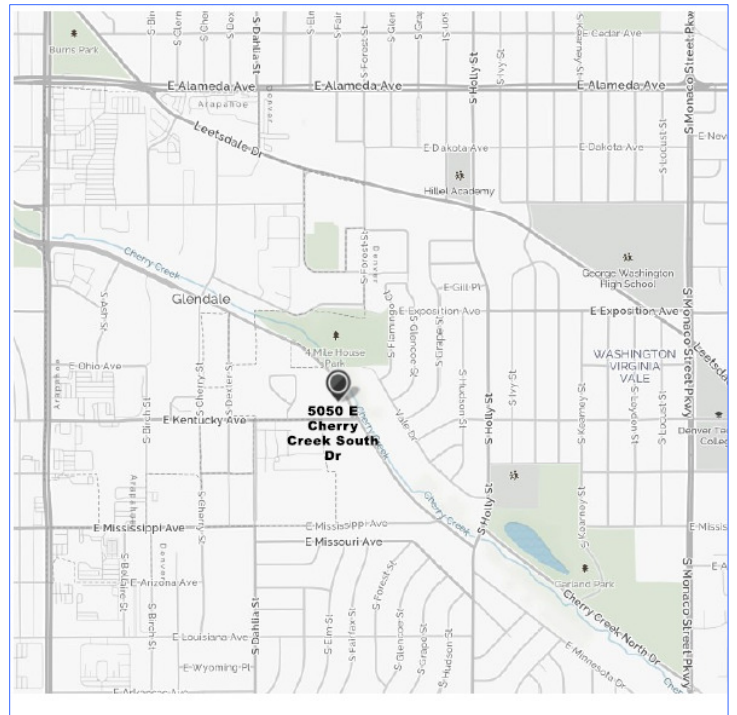
# FOR SALE or LEASE

## Medical/Office



### 5050 E Cherry Creek South Dr, Suite 2 Denver, CO 80246

Suite Size: 1,365 SF  
Building Size: 2,941 SF  
Year Built: 1978  
Parking: 11+ Spaces/3.74+ per thousand  
(Enter through parking lot at 5055 E Kentucky Ave, drive to far end)  
Zoning: S-MX-3  
City/County: Denver/Denver  
Lot Size: 12,709 SF (.29 Acres)  
Lease Rate: \$18.00/SF NNN  
(NNN = \$6.08/SF for 2017)  
Sale Price: \$385,000  
(Purchase suite 2 and own your share of the property)



Jeff Becker  
(303) 619-5337, mobile  
(303) 399-9422, x 317  
[jbeckerusa@yahoo.com](mailto:jbeckerusa@yahoo.com)

Information contained herein was obtained from sources we believe to be reliable, however we have not verified this information and do not guaranty nor represent its accuracy. Potential buyers and/or tenants should engage, at their own expense, appropriate expertise in areas relevant to their interests in this property. This information is presented subject to potential errors and omissions. Price and terms contained herein are subject to change or withdrawal without notice.

8811 E. Hampden Ave., Suite 104, Denver, CO 80231 · (303) 399-9422 (303) 399-0936 (fax)  
[www.PhillFosterCo.com](http://www.PhillFosterCo.com)