

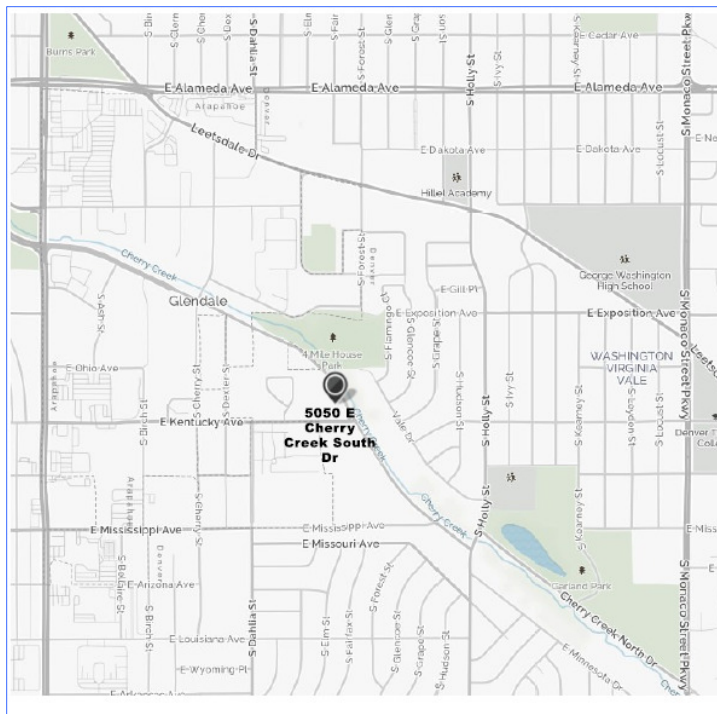
FOR SALE or LEASE

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)



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