

PORTER MEDICAL BUILDING

Medical Offices for Lease



Leased and Managed by **Centum Health Properties**
www.CentumHealth.com

PORTER MEDICAL BUILDING

2480 South Downing Street, Denver, Colorado 80210

Property Highlights

- Adjacent to Porter Adventist Hospital
- Just 1.7 Miles to Swedish Medical Center
- Minutes to South Pearl Street Shopping District
- Easily accessible from Hampden Avenue or I-25
- New common area finishes
- New HVAC system
- New LED lighting
- Elevator modernizations
- New exterior and interior signage
- Upgraded building entrance
- New parking solutions coming soon
- Competitive lease rates

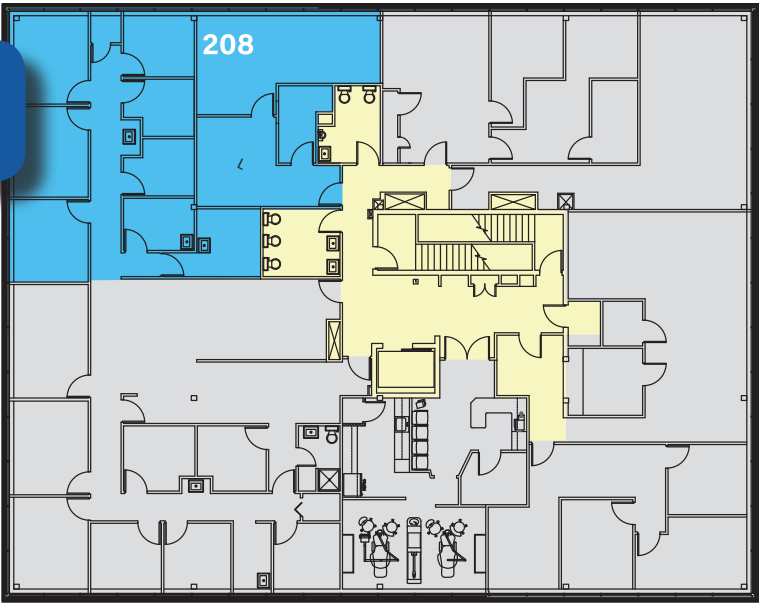
Property Details

- Turnkey suites available
- Building Size: 19,800 SF
- Parking: 4.3/1,000 SF
- Building Use: Medical Office
- Rates: \$17.95 - \$18.95/RSF NNN
- Annual Escalation: \$0.75/RSF
- Expenses: \$11.98/RSF
- Suite Sizes: 1,795 RSF

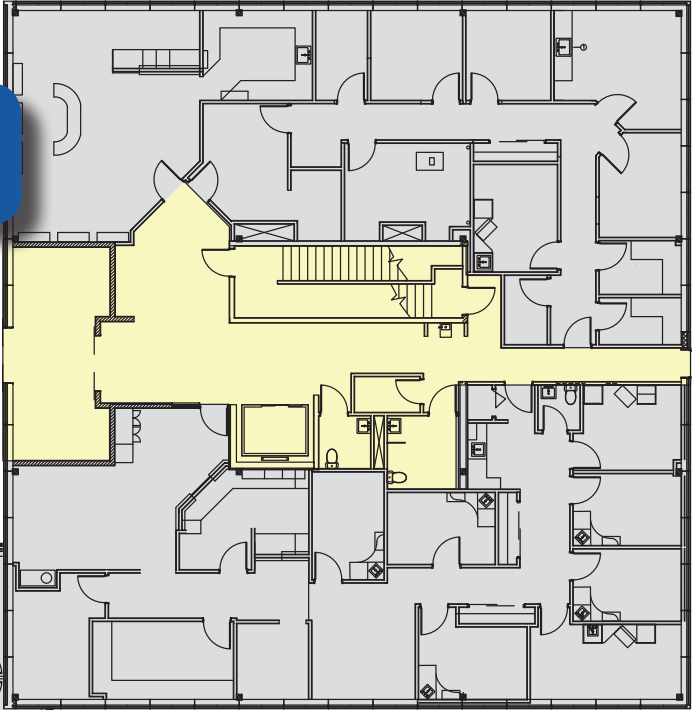


Available Suites

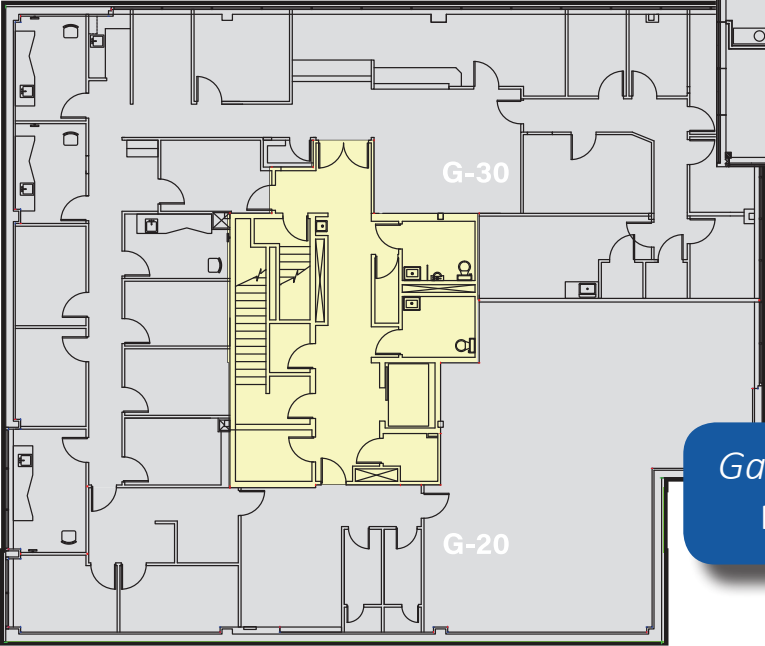
Second Floor
Suite 208 - 1,795 RSF



First Floor
Full Occupancy



Garden Level
Full Occupancy



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Centum Health Properties (CHP) is a full service real estate firm partnering with medical practices throughout Colorado and Arizona to provide outstanding healthcare facilities that enhance the patient and provider experience. CHP is specialized, integrated, and value focused.

Specialized

CHP focuses exclusively on the healthcare industry.

Integrated

CHP guides providers through each step of the process – including location selection, lease negotiation, space design, construction, and stable occupancy.

Value Focused

CHP establishes a synergistic healthcare tenant mix, runs a comprehensive preventative maintenance program, and utilizes modern, energy efficient technology in all buildings.

Centum Health Properties is built on a foundation of personal relationships and welcomes the opportunity to learn about new practices and develop relationships that lead to mutual success. That is our 'first hand shake to stable occupancy' promise.

Contact

For more information about Centum Health Properties, please visit:
www.CentumHealth.com

Centum Health Properties
5920 South Estes Street, Suite 100
Littleton, Colorado 80123



Leasing

Lauren SM. Martin
720.322.4036
Lauren.Martin@CentumHealth.com