



# CHERRY CREEK HEALING ARTS & PROFESSIONAL CENTER 121 S MADISON ST. DENVER

**PRICE: \$32/ SF MODIFIED GROSS**



## FOR LEASE

**CONTACT BROKER CUSTOM CONFIGURATIONS & PRICING**

### PROPERTY FEATURES

BUILDING: 4,790 SF

YEAR BUILT: 1960, RENOVATED 2017

PARKING: 5.0:1,000

AREA: CHERRY CREEK MIXED-USE SUBMARKET



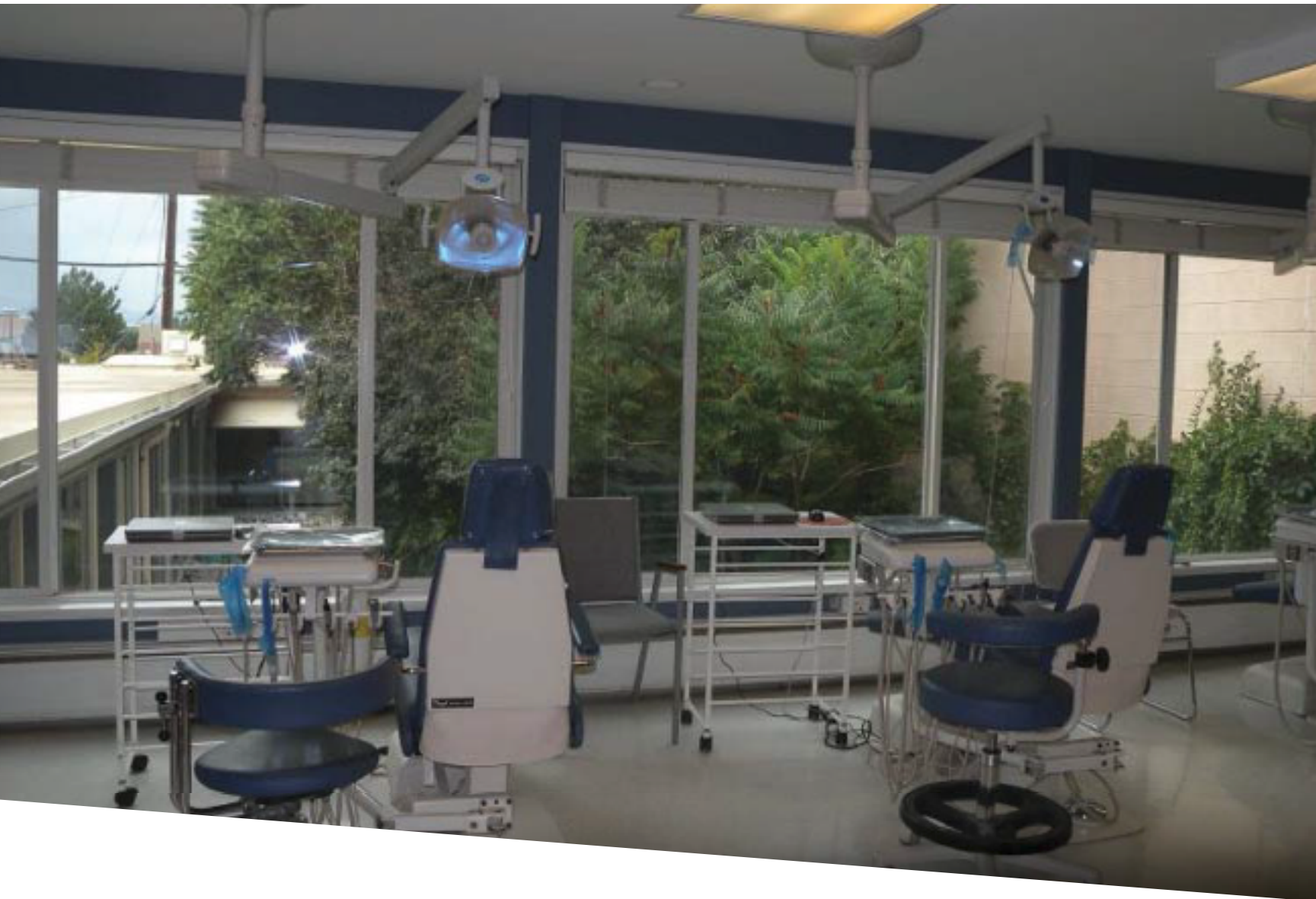
## TODD BROWN

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# PROPERTY DESCRIPTION



This beautiful and newly renovated building has so much to offer. With a peaceful and lush courtyard that is the centerpiece, open floor plans and floor to ceiling windows that allow for views and natural light, these suites offer a peaceful and tranquil setting for any medical or professional office.

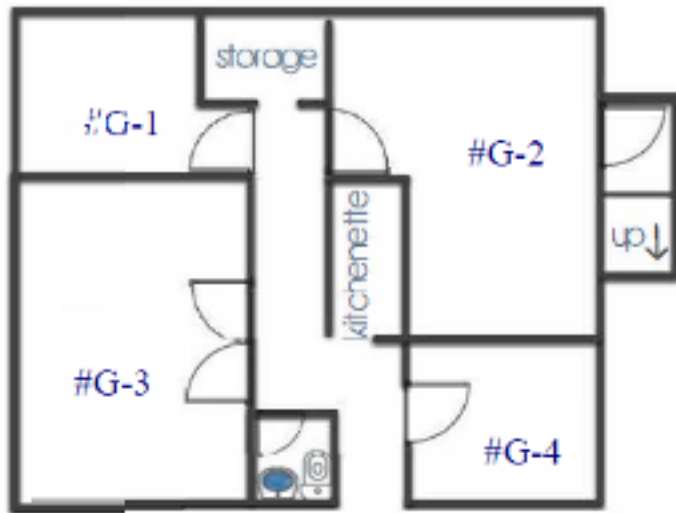
Previously a dental suite, the chairs have been removed and it is ready to be modified to fit most business needs. This space has mountain views and overlooks the lush courtyard full of trees and waterfalls.

Entire floors or individual spaces are available - ideal for medical, dental, healing arts, and professionals seeking a unique, easy access and quiet place away from the hustle and bustle of central Cherry Creek. Shared amenities for these single room offices include: waiting room, kitchenettes, storage rooms, and bathrooms.

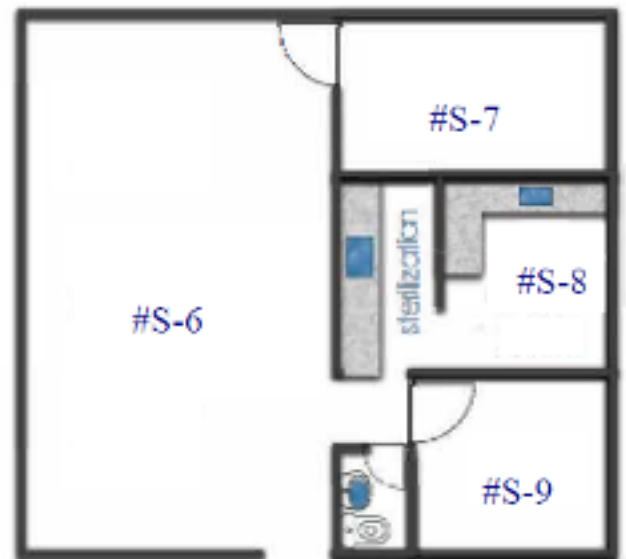
There is abundant free parking in the lot adjacent to the building - a rarity in Cherry Creek. This property is located adjacent to the Gates Tennis Center and Pulaski Park, another nice amenity for your clients.

# LAYOUT

## GARDEN LEVEL



## 2ND FLOOR



## MAIN LEVEL

**GROSS RATE INCLUSIONS:** Most operating expenses (excluding utilities & phone/Internet), bathrooms, kitchenette w/ microwave & refrigerator, storage rooms

**IMPROVEMENTS:** New LED lighting, new flooring & paint, kitchenettes

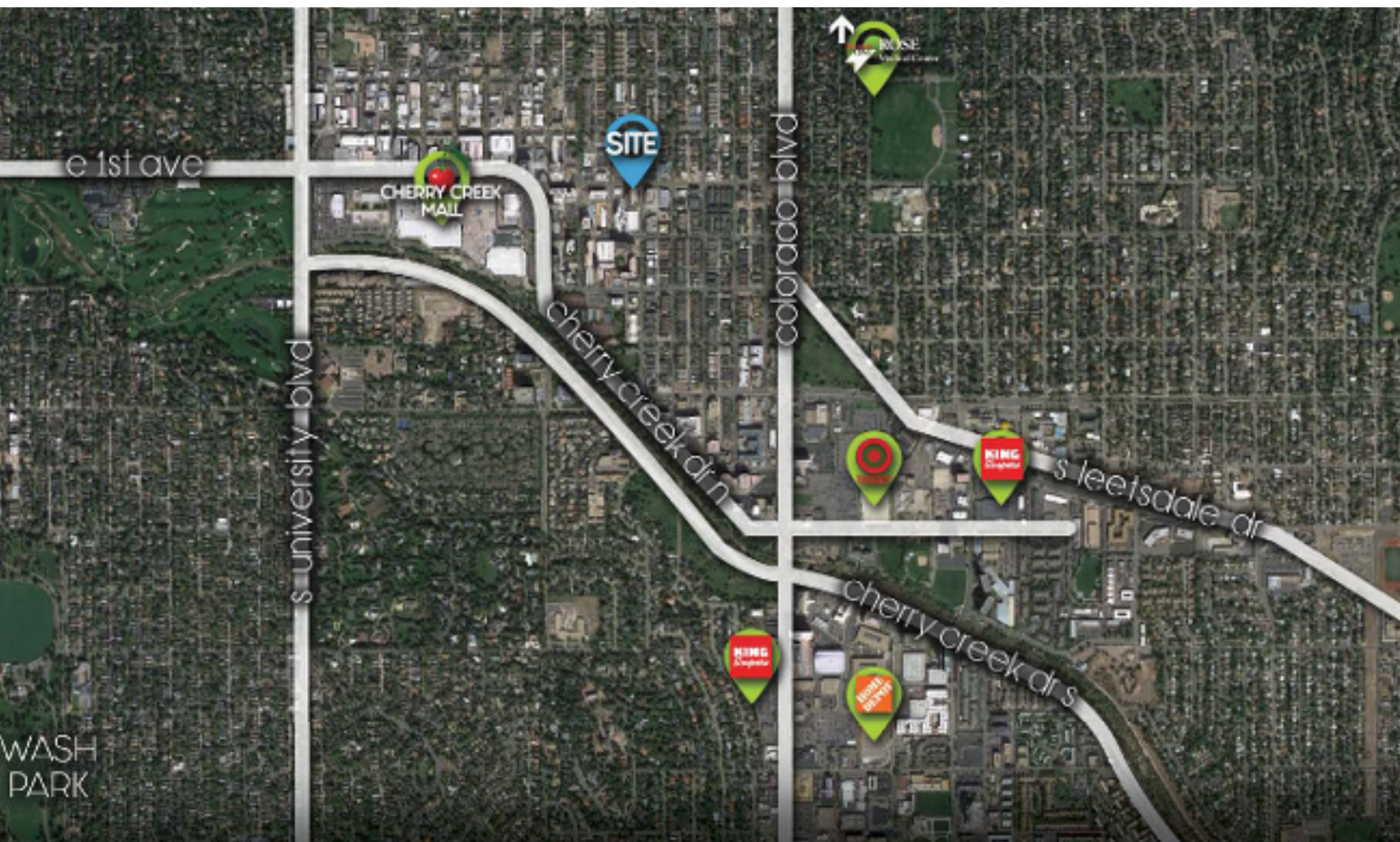
**DISCOUNTS:** 5% on multiple rooms, 10% on entire floor

**CUSTOMIZE:** Wall configurations can be modified as needed to meet Tenant's needs.

*\*chairs not included, electrical & plumbing installed.*



# LOCATION HIGHLIGHTS



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,758	218,387	545,648
HOUSEHOLDS	8,564	116,428	253,594
AVG HH INCOME	\$151,605	\$94,866	\$83,981
AVERAGE AGE	44.6	38	36.6

## TRAFFIC

STREET	CROSS STREET	VPD
E BAYAUD ST	S. MADISON ST	41,110
E ALAMEDA AVE	CHERRY CREEK DR	40,133

\*COSTAR 2017