



3900 E. MEXICO AVE., SUITES 102 & 200

DENVER, CO 80210

CenterPoint I offers a flexible sublease opportunity for two fully built-out suites totaling ±12,118 SF at 3900 E. Mexico Avenue in Denver, Colorado. The property includes a ±4,582 SF medical clinic (Suite 102) and a ±7,536 SF office suite (Suite 200). Each suite can be leased separately or together, providing flexibility for a variety of users.

Suite 102 is a plug and play medical clinic with exam rooms, procedure space, reception, and a dedicated waiting area. Suite 200 offers a modern office environment with private offices, conference rooms, open workspace, and a kitchen/breakroom.

Located near Colorado Boulevard and I-25, the property provides strong regional access, nearby amenities, and 36 dedicated parking spaces.

Property Details

Property Name	CenterPoint I	Sublease Term	Through April 30, 2028
Address	3900 E. Mexico Ave., Denver, CO	Suite 102 (Clinic) Rate	\$20/SF FSG
Available Suites	Suite 102 & Suite 200	Suite 200 (Office) Rate	\$15/SF FSG
Total Available	12,118 SF	Parking	36 Spaces Available
Suite 102 (Clinic)	4,582 SF – Medical Clinic	Building Type	Professional Office / Medical
Suite 200 (Office)	7,536 SF – Office		

TYLER BROWN

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**TURNKEY MEDICAL CLINIC
& OFFICE SUBLEASE
OPPORTUNITY**

SUBLEASE HIGHLIGHTS

Combined Offering

12,118 Total Square Feet Available	36 dedicated parking spaces available
Sublease Term Available through April 30, 2028	Opportunity to lease one or both suites
Located within CenterPoint I professional office building	

Suite 102 – Medical Clinic (4,582 SF)

Plug and play medical buildout	3 administrative offices
9 exam rooms	Reception and waiting room
2 procedural rooms	Ideal for medical, specialty care, or outpatient services

Suite 200 – Office Space (7,536 SF)

Plug and play professional office buildout	Open collaborative benching area
12 exterior offices	Kitchen / break room
3 interior offices	Reception area
3 conference rooms	

LOCATION HIGHLIGHTS

Combined Offering

Prime location at the intersection of Colorado Boulevard and Interstate 25	Strong access to major regional transportation routes
Quick access to Downtown Denver, Denver Tech Center, and Cherry Creek	Ideal opportunity for healthcare providers, professional firms, or corporate users
High visibility within a well-established professional office corridor	Turnkey buildout significantly reduces tenant improvement costs
Surrounded by retail, dining, and service amenities	Flexible occupancy for single-user operations or split tenancy

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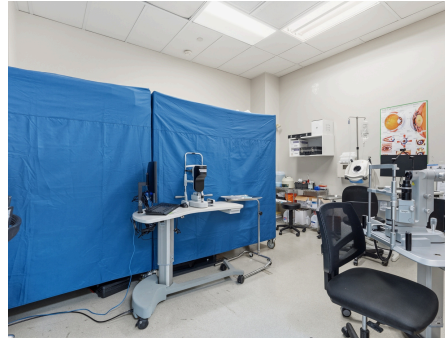
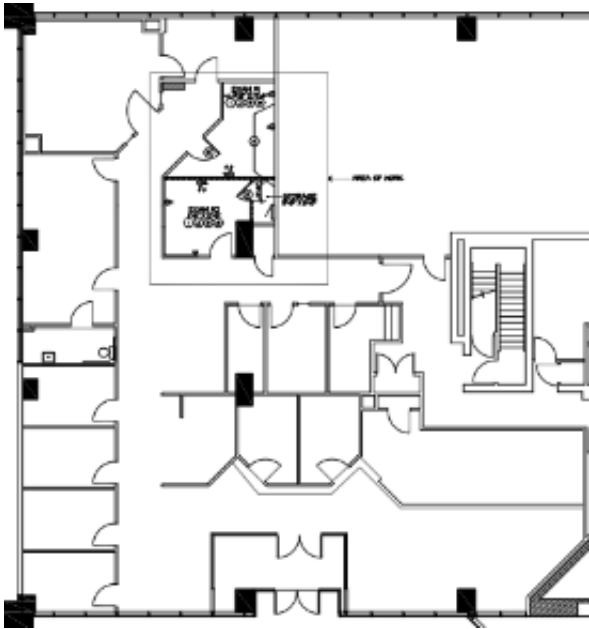
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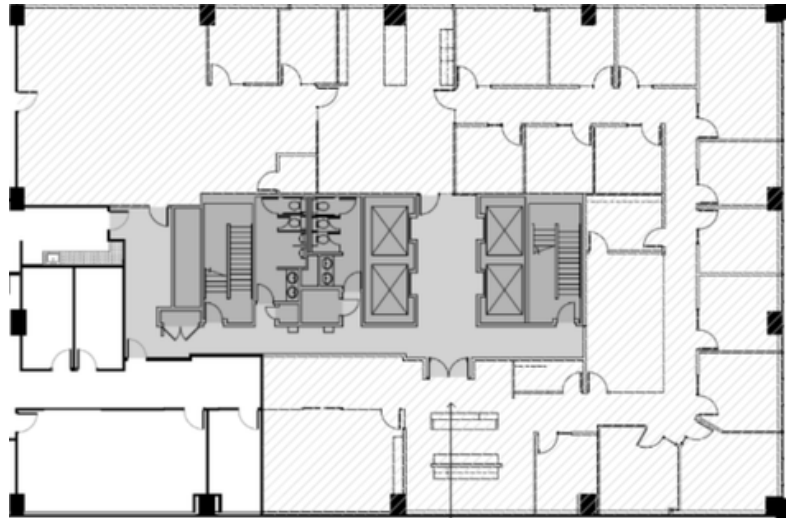
PROPERTY GALLERY

3900 E. MEXICO AVE., SUITES 102 & 200
DENVER, CO 80210

SUITE 102



SUITE 200



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COMMUNITY FIRST COMMERCIAL
REAL ESTATE, LLC

NEARBY ESTABLISHMENTS

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