

MEDICAL OFFICE FOR LEASE

TENANT SIGN AVAILABLE



2848 Colorado Boulevard,
Denver, CO 80207



OVERVIEW

Located at 2848 Colorado Boulevard in Denver, this available space offers excellent visibility and convenient access from Colorado Boulevard. The property is well suited for a long-term healthcare tenant, such as a primary care provider, family physician, physical therapy clinic, or other specialty medical practice. Convenient on-site parking is available for patients and staff.

HIGHLIGHTS

- Excellent visibility along Colorado Boulevard
- Convenient on-site parking
- Ideal for a primary care or specialty medical practice
- Located along an established commercial corridor



SPACE AVAILABLE
4,361 SF



LOT SIZE
17,800 SF



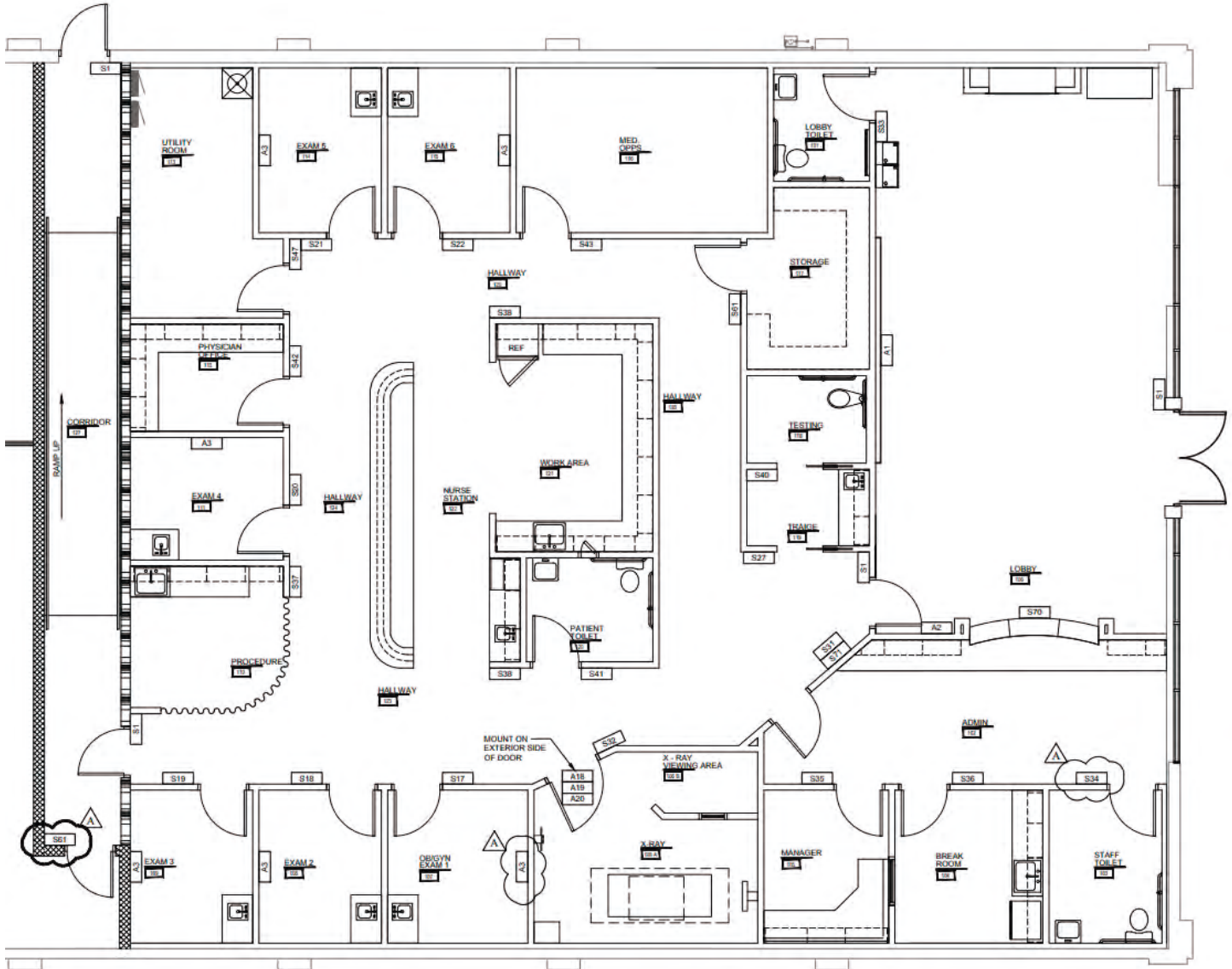
PARKING
22 Parking Space



ZONING
U-MS-3



MEDICAL SPACE WITH 6 EXAM ROOMS



Address: 2848 Colorado Boulevard, Denver, CO 80207

Square Footage: 4,361 SF

Floor Plan: The space includes a lobby and reception area, administrative area, nurse station and work area, six exam rooms, procedure room, X-ray room with viewing area, testing room, triage room, medical operations room, physician's office, manager's office, break room, storage room, utility room, patient toilet, staff toilet, lobby toilet, and hallways.

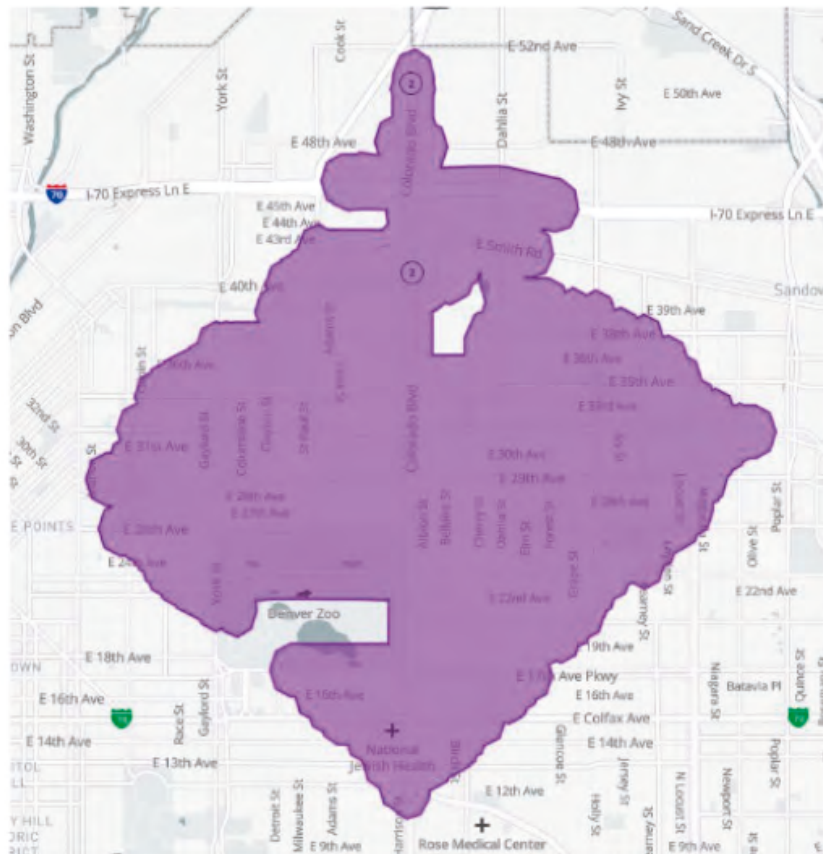
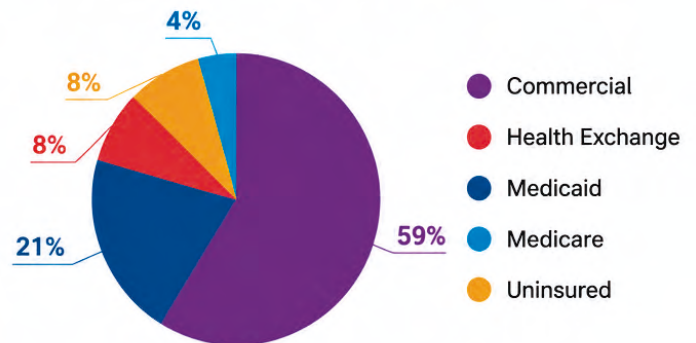
Number of Exam Rooms: 6

CITY PARK – 2848 COLORADO BLVD

5-MINUTE DRIVE TIME

- In-Market Population: 40,398
- In-Market 5 Year Population Growth: 14.29%
- Median Household Income: \$66,668
- Primary Care FTE Gap: -13.7
- Median Age: 43

Payer Mix by Coverage Type ⓘ



Data provided by Pivotal