



**1,922 SF Turn-Key Dental Office For Lease**  
**Lease Rate: \$14.00/SF NNN | NNN: \$8.50/SF**  
(All equipment can be included - pricing negotiable)



### Property Features

**Building Size** 4,383 SF  
**YOC** 1989  
**Zoning** MMN

### Property Highlights

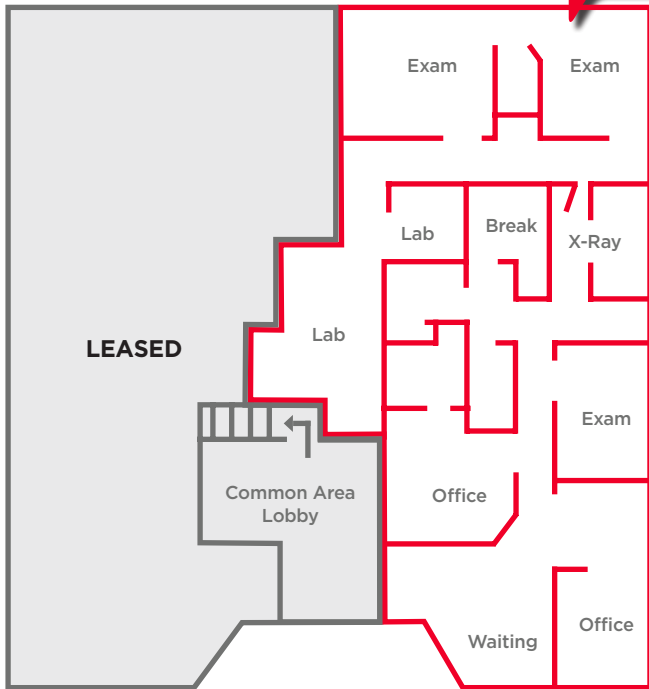
- Excellent visibility & centrally located
- Ample parking available
- Building signage



**ENTIRE BUILDING ALSO AVAILABLE FOR SALE**

**SECOND FLOOR PLAN**

**1,922 SF  
AVAILABLE**





**Demographics** CoStar 2022

	1 Mile	3 Miles	5 Miles
2021 Population	18,315	112,551	168,022
2026 Population Projection	19,686	119,397	179,000
2021 Households	7,999	46,979	68,606
Average Household Income	\$63,067	\$79,918	\$87,597
Daytime Population	5,947	60,554	92,431

**Traffic Counts** CDOT, 2021

Intersection	Vehicles Per Day
S. Shields Street	28,682 VPD
W. Drake Road	24,272 VPD
W. Prospect Road	26,717 VPD

For more information, please contact:

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