



3140 VILLAGE VISTA DRIVE, UNIT 4

ERIE, CO 80516

Cobey Wess

Vice President, Northern Colorado Division

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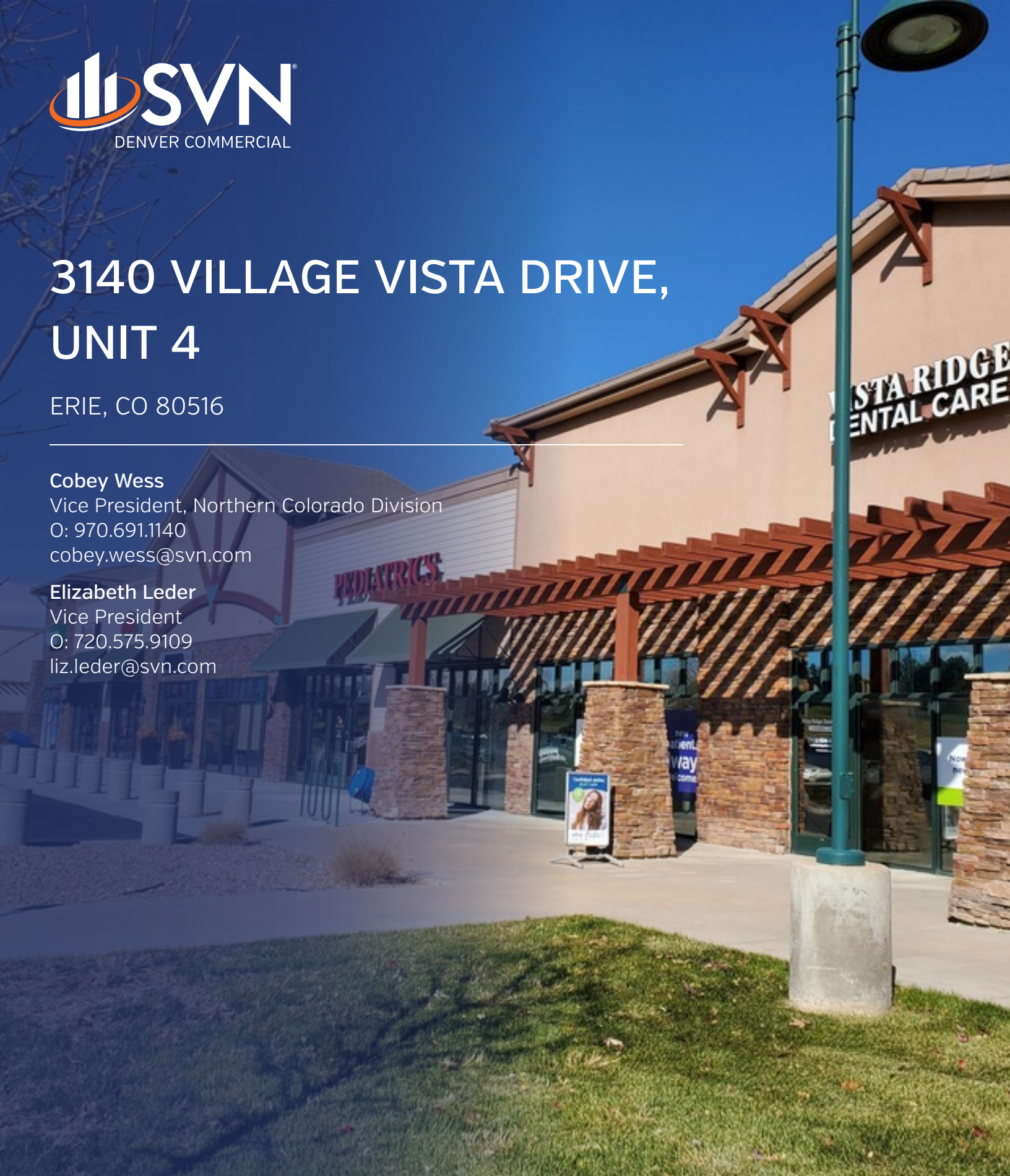
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Elizabeth Leder

Vice President

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Turnkey Medical In Retail Center



OFFERING SUMMARY

Available SF:	2,800 SF
Lease Rate:	\$28.00 SF/yr (NNN)
Delivery:	Available July 2020
NNN:	\$15.45
Year Built:	2008
Building Size:	10,842 SF
Zoning:	Commercial
Market:	Front Range Colorado
Submarket:	Erie

PROPERTY OVERVIEW

Unit 104 is turn-key medical office that has been meticulously maintained. The space has five exam rooms, a large office, enclosed waiting area, break room, lab area with washer and dryer. This is a rare vacancy as current tenant outgrew the space, which is located in a modern strip center surrounded by a variety of medical offices including dentists, orthodontists and primary care doctors, multiple schools, daycares, restaurants, financial institutions, resort-type residential communities, and a hospital.

PROPERTY HIGHLIGHTS

- Highly visible location in a notably high growth area with over 20,000 vehicles per day.
- Center is ideally situated two miles west of the I-25 interchange on State Highway 7.
- Easy access to the communities of Erie, Lafayette and Boulder with easy egress and ingress on the east/west and north/south roadways into the center.
- Ideal tenant to take advantage of medical finishes could be physical therapy, orthopedics, vision, chiropractic, and wellness providers

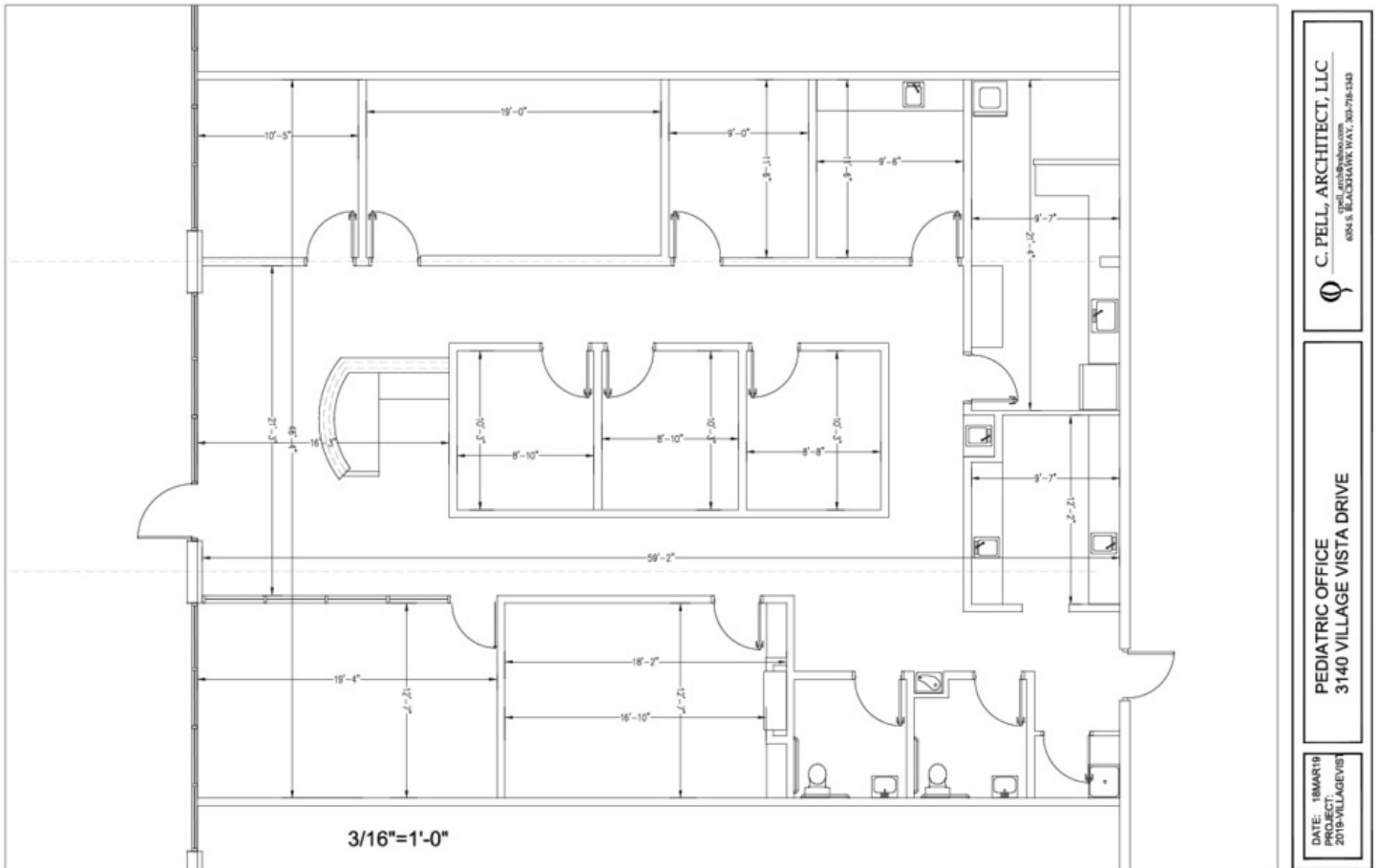
Photos



Additional Photos



Floorplan



C. PELL, ARCHITECT, LLC
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604 S. BLACKHAWK WAY, 303-718-1340

PEDIATRIC OFFICE
3140 VILLAGE VISTA DRIVE

DATE: 18MAY19
PROJECT:
2019-VILLAGEVIST

Retailer Map

