



Glendale Professional Center

4521 E. Virginia Avenue | Glendale, Colorado 80246

Property Overview

- Well-located, two-story office building in Glendale
- Full-floor 5,227 SF office suite available for lease
- Walk-up space with off-street parking available
- Flexible build-out with perimeter offices in place
- Centrally located with quick, easy access to Colorado Blvd, Leetsdale Dr, and Cherry Creek North Dr
- Close to all Cherry Creek amenities and adjacent to Cherry Creek Athletic Club
- Walk Score (83), Bike Score (89), Transit Score (48)

Lease Rate: \$13.00/SF NNN
Price Reduced

Property Facts

Available SF:	5,227 SF
Building Size:	10,454 SF
Parking:	14 surface spaces
NNN Expenses:	\$8.97/SF

For more information:

Joey Gargotto

720 881 7540
jgargotto@shamesmakovsky.com

Todd Snyder

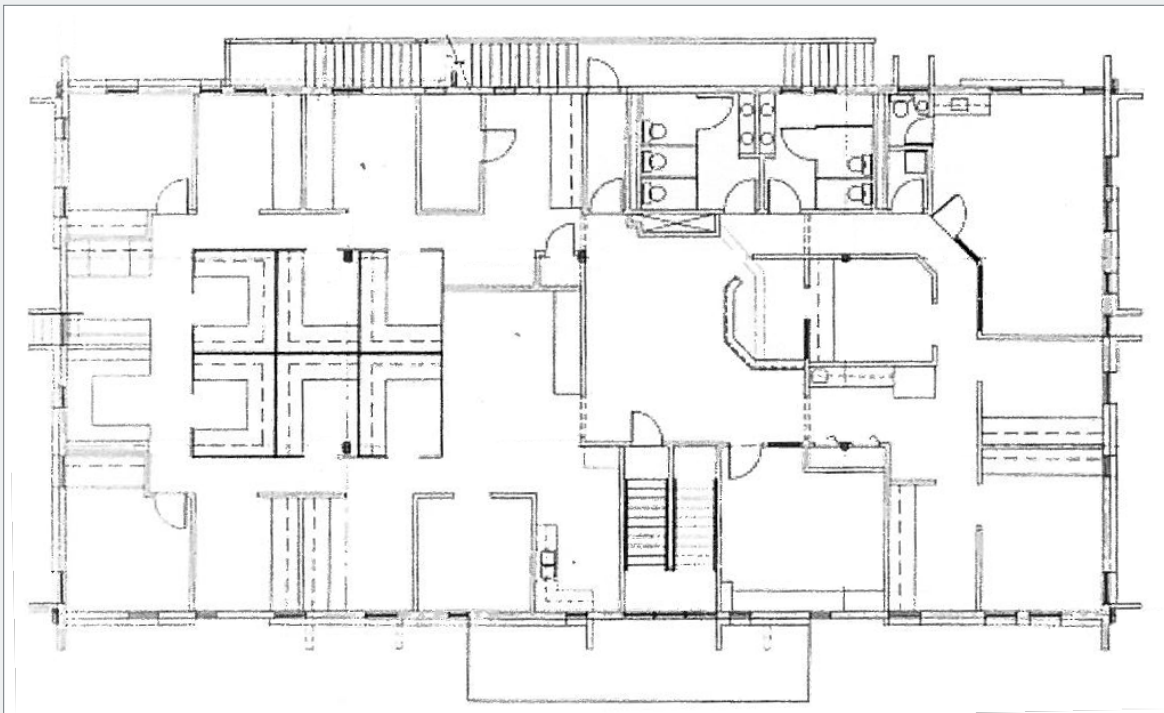
720 881 7533
tsnyder@shamesmakovsky.com

1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005

naishamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Office For Lease
5,227 SF
4521 E. Virginia Avenue
Glendale, Colorado

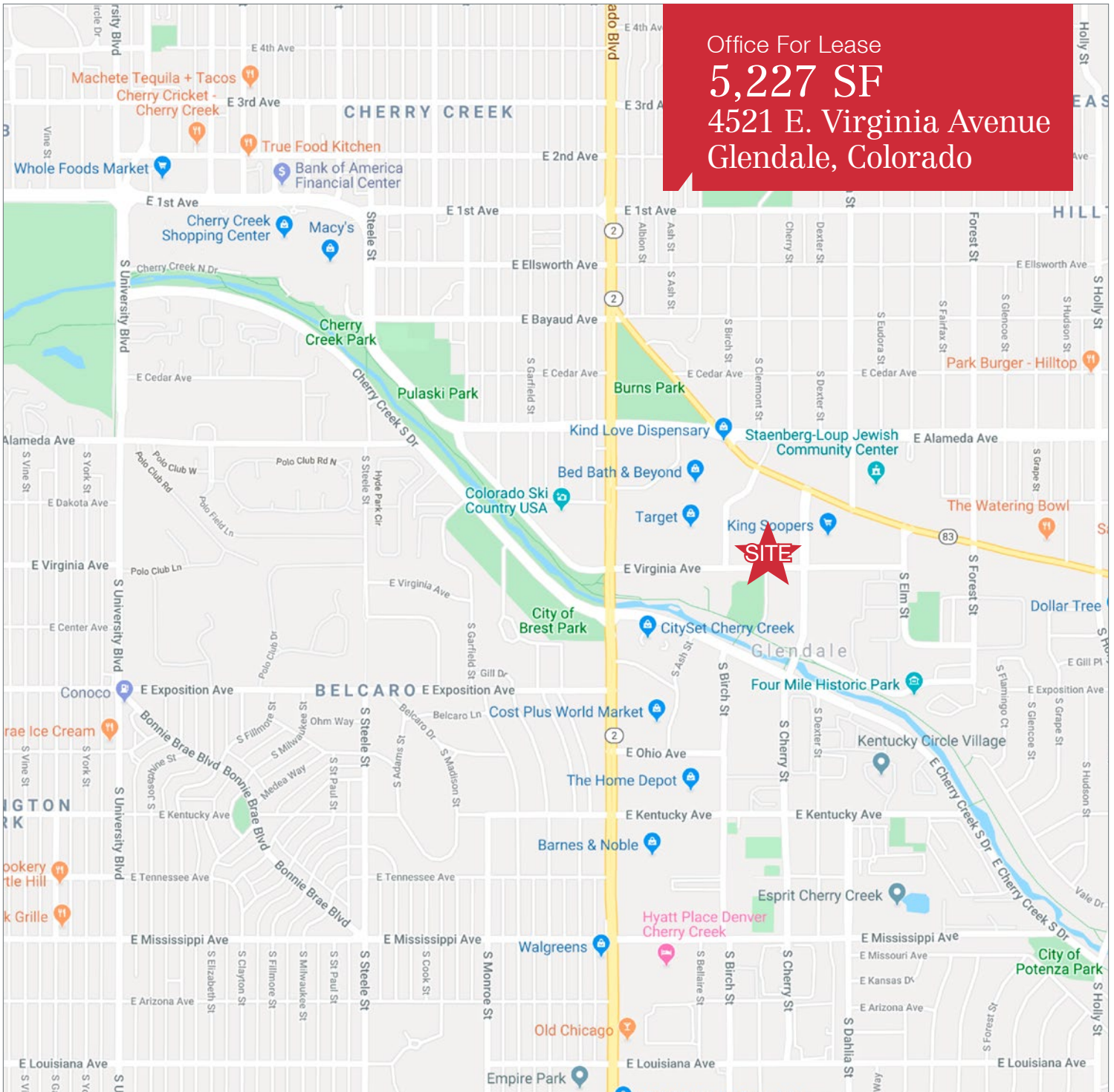


For more information:

Joey Gargotto
720 881 7540
jgargotto@shamesmakovsky.com

Todd Snyder
720 881 7533
tsnyder@shamesmakovsky.com

Office For Lease
5,227 SF
 4521 E. Virginia Avenue
 Glendale, Colorado



Demographics

	1 Mile	3 Mile	5 Mile
Population	25,828	222,207	554,460
Households	14,317	119,687	265,954
Average Household Income	\$122,699	\$108,949	\$95,227
Total Employees	18,350	119,508	367,486

*Source: LandVision

For more information:

Joey Gargotto

720 881 7540
 jgargotto@shamesmakovsky.com

Todd Snyder

720 881 7533
 tsnyder@shamesmakovsky.com

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005

naishamesmakovsky.com