



PROPERTY HIGHLIGHTS

Meticulous renovations completed in 2020 and perfectly situated at I-25 & 120th Avenue, METRO NORTH offers customized suites designed to suit tenants of all sizes. The 5-story property, with majestic mountain views represents the best of Denver’s rapid growth. Conveniently located just one block East of the 120th Street exit with visibility from I-25. Adjacent to SCL Hospital. A great opportunity to capitalize on a renovated building, centrally located in a fast-growing area.

- Mountain views
- Centrally located
- Customized suites
- Free on-site parking
- Newly renovated in 2020
- Total population: 221,126 within a 5 mile radius

Available SF:	681 - 21,401 RSF
Suite Sizes:	681 - 8,247 RSF
Available:	Immediately
Lease Rate:	Negotiable
Expenses:	\$10.99/RSF (includes utilities and janitorial)
TI Allowance:	Negotiable
Lease Term:	3-10 Years
Zoning:	CA
Parking:	4 : 1,000

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

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Co-marketed with:



OFFICE/MEDICAL SPACE FOR LEASE METRO NORTH PROFESSIONAL PLAZA

Colorado
Group

11990 GRANT STREET, NORTHGLENN, COLORADO 80233

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLANS



First Floor

Suite 102 - 1,140 RSF

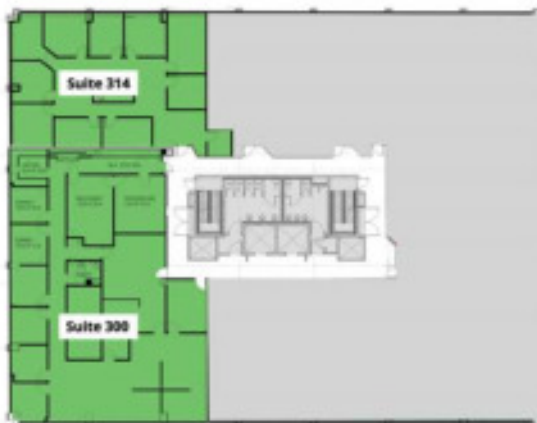
Suite 120 - 4,183 RSF (available 1/1/23 or potentially sooner)



Second Floor

Suite 200 - 2,873 RSF

Suite 208 - 681 RSF



Third Floor

Suite 300 - 4,984 RSF

Suite 314 - 3,263 RSF

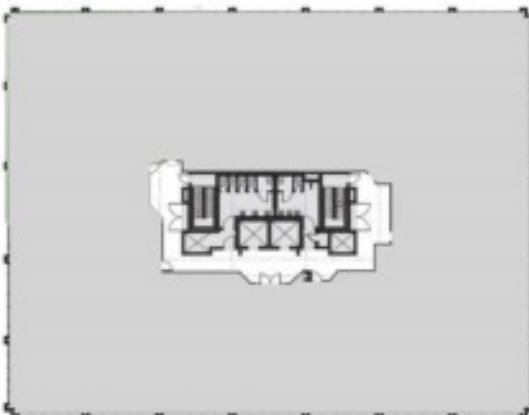
(Suite 300 & 314 may be combined for a total of 8,247 SF)



Fourth Floor

Suite 408 - 2,094 RSF

Suite 412 - 2,183 RSF



Fifth Floor

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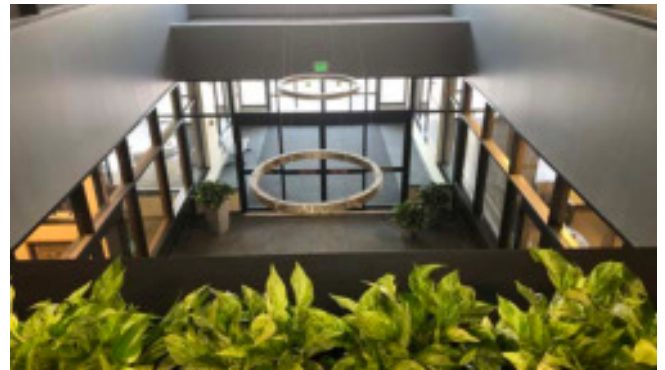
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LOCATION DEMOGRAPHICS



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