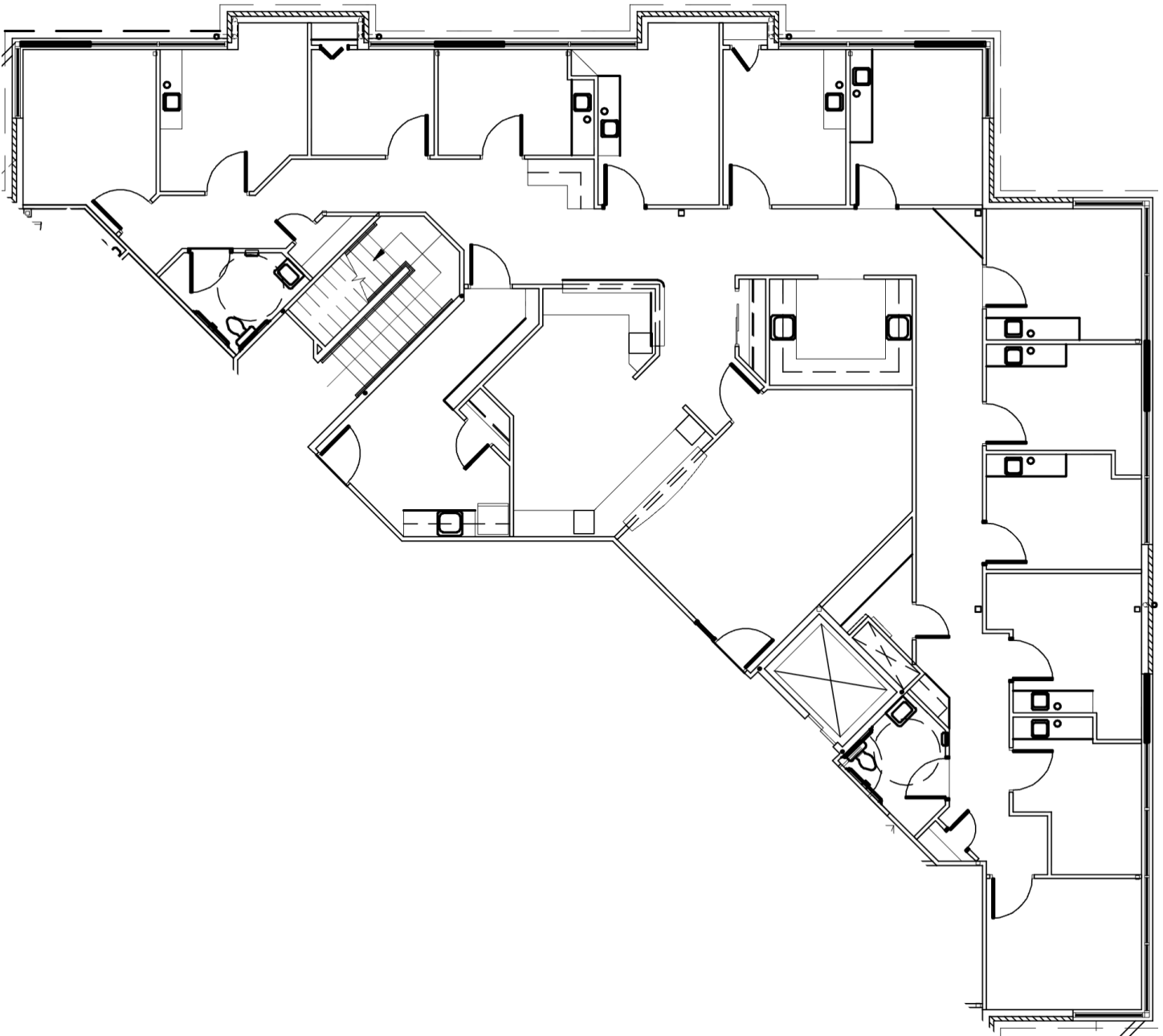


FLOOR PLAN


SUITE / UNIT	SIZE	RENT	EST. NNN (2026)	MONTHLY (ALL-IN)
201	4,184 SF	\$14.50 – \$16.50 / SF	\$20.04 / SF	\$12,043 – \$12,740

Second-Generation Medical Office
Condo Sale Option: \$350 / SF (\$1,464,400)
FOR MARKETING PURPOSES ONLY. DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD-OUT.

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

SCOTT L. FISCHER SENIOR BROKER · UNIQUE PROPERTIES, INC.

C: 303.882.8622 · sfischer@uniqueprop.com · 400 S Broadway, Denver, CO 80209 · cproperty.com · uniqueprop.com · Lic. #: 040037381