



# Affiliated Real Estate Group

## For Lease

# Medical and/or Office Space

**Address:** 3247 South Lincoln Street  
Unit B  
Englewood, CO 80113

**Available:** 2,214 RSF  
**Price:** \$19-20.00 / Sq Ft NNN  
**Lease Terms:** 5 - 10 Years

**Location:** Building located 1 Block east of Broad way in Old Englewood. Near Swedish / Craig / Porter hospitals

**Immediate Availability**

**Building Size:** 8,960 Sq Ft

**Parking Ratio:** 5/1,000 with Adjacent Parking Lot

**CAM Expense:** \$5.05 (2010)

**T.I. Allowance:** Negotiable up to \$30 / SF  
(Owner willing to finance any needed additional T.I. expenses)

**Site Features:** Free Surface Parking  
Hands-on & Responsive Ownership  
Private Exterior Entrance  
Individual Heating & Cooling Units  
Enterprise Zone  
Tax Benefits Available  
Ample Electrical Power

**YOC:** 1998



**Offered By:** G. Kirby Ross  
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