



### OFFERING SUMMARY

**Available Ground Floor Unit:** 2,371 SF (**Built-Out Orthodontics Unit**)

**Lease Rate:** \$18.00/SF/yr (NNN)

**NNN's:** \$4.54/SF/yr

**Available Lower Level Unit:** 1,500 SF (**Built-Out Veterinary Space**)

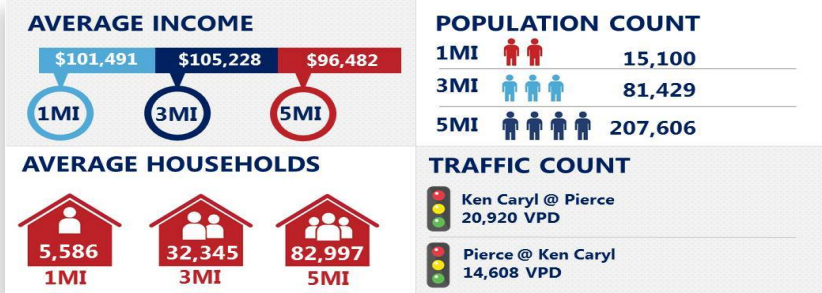
\$8.00/SF/yr (MG)

**Building Size:** 33,947 SF

**Cross Streets:** South Pierce St & West Ken Caryl Ave

### PROPERTY HIGHLIGHTS

- Extremely rare vacancies in established, well-known center with great visibility and co-tenants with new monument signage at high-traffic intersection
- Fully Built-Out Orthodontist unit with valuable infrastructure and plumbing in place
- Lower-Level Veterinary unit available with exam rooms in place
- Strong demographics and one of the highest income areas in the metro area



### CONTACT:

#### GANNON ROTH

SENIOR BROKER ASSOCIATE

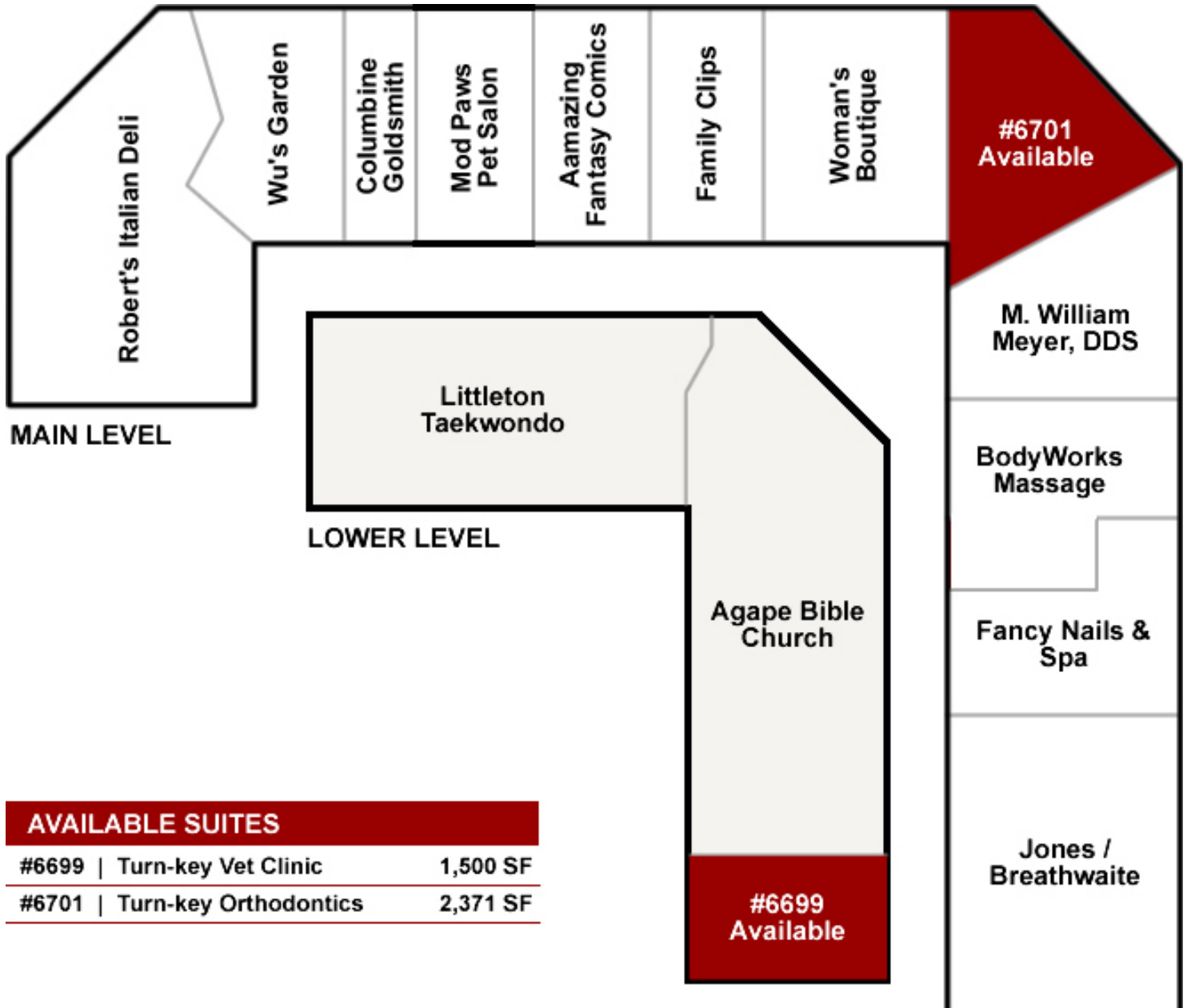
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## AVAILABLE SUITES

#6699   Turn-key Vet Clinic	1,500 SF
#6701   Turn-key Orthodontics	2,371 SF



# COLUMBINE PLAZA SHOPPING CENTER

