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Real Deals: Medical office buildings sell

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Medical office buildings are on the move in metro Denver, as evidenced by two recent sales.

Centum Health Properties LLC bought the Belmar Medical and Professional Building, 8015 W. Alameda Ave., in Lakewood.

The health care real estate firm said it plans to give the 24-year-old, three-story building a significant face lift on the interior and exterior. Centum bought the property for \$1.8 million from Coolidge Liquid Equities LLC.

HealthMart Union Square Pharmacy at Belmar is a long-time tenant of the building.

In another sale, C&M Colorado Real Estate Holdings of California bought the Orchard Medical Building, 191 E. Orchard Road, in Littleton.

The 28,529-square-foot building was built in 1966. It was sold by Marsha and **Richard Tackett** for \$1.3 million.

This sale shows that there is continued interest from investors for medical office buildings, Grubb & Ellis Co.'s **John Gustafson** said in a statement. Gustafson represented the sellers with G & E's **Riki Hashimoto** and **Dan Grooters**.

Other significant, metro-area commercial real estate deals, according to public record and brokers:

ACC Retail Associates LLC sold a 49,460-square-foot retail building at 9449 S. University

Blvd., Highlands Ranch, to Cole MT Highland Ranch CO LLC for \$6.35 million. Current tenants include a Ross Dress for Less and Staples.

â€¢ The Kendall Apartments, 1700-1790 Kendall St., Lakewood, sold for \$2.67 million, or \$55,688 per unit. Pinnacle Real Estate Advisorsâ€™™ **Joe Hornstein** represented the seller, who was not identified.

â€¢ The Patio Plaza and Cresthills apartments, 5790 W. 20th Ave., Lakewood, sold for \$3.75 million, or \$61,475 per unit. Unique Propertiesâ€™™ **Kevin Higgins, Ryan Floyd and Adam Riddle** represented the seller, who was not identified.

â€¢ Jatt Inc., doing business as Liquor Galaxy, leased 9,577 square feet of retail space at Village Square East, 8968-8970 E. Hampden Ave., in Denver. Cassidy Turley Fullerâ€™™s (CTF) **David Fried** and **Robert Hudgins** represented the landlord.

â€¢ Via West Inc. leased 28,950 square feet of office space at Plaza Tower One, 6400 S. Fiddlers Green Circle, Greenwood Village. Newmark Knight Frank Frederick Rossâ€™™ **Jeff Castleton** represented the landlord and CB Richard Ellis Inc. represented Via West.

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