

# Orchard Park Medical Center

14190 Orchard Parkway, Westminster, CO 80023



**AVAILABLE SPACE**  
**2,584 – 3,033 RSF**

 **VIEW SUITES**

- Newly built, two-story medical office building with on-site orthopedic surgery center
- Multiple core and shell suites available, up to 2,940 RSF
- Panorama Ortho & Spine Center and North Denver Musculoskeletal Surgery Center anchor tenants
- Across from CommonSpirit Hospital and Orthopedic Centers of Colorado
- Surrounded by multiple retail, residential, and industrial areas in a growing community
- Generous Tenant Improvement Allowance with flexible terms

# Newly built medical office building adjacent to CommonSpirit St. Anthony Hospital.

POPULATION (5-MILE RADIUS)

209,863

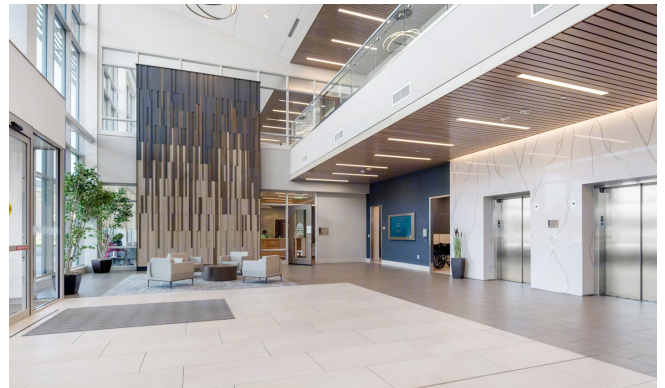
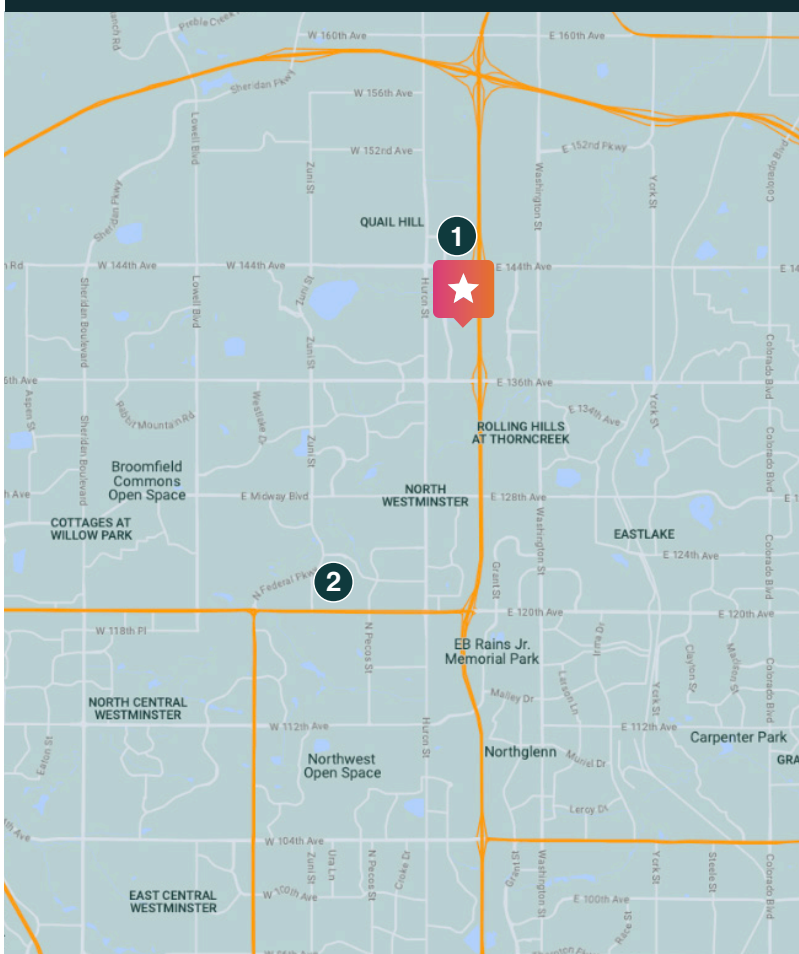
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$155,509

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

96.5%

14190 ORCHARD PARKWAY, WESTMINSTER, CO 80023



## NEARBY HOSPITALS

|   | DISTANCE | DRIVE TIME |
|---|----------|------------|
| 1. CommonSpirit St. Anthony Hospital    | 0.2 mi   | 5 min      |
| 2. CU Medicine - Highlands Ranch Center | 4.0 mi   | 10 min     |

## SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Target Grocery
- Walmart Superstore
- Denver Premium Outlets
- Hilton Garden Inn
- The Ranch Country Club
- Life Time
- Starbucks
- Peet's Coffee
- Chick-fil-A
- Sugarfire Smoke House
- Five Guys

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