

FOR SUBLEASE

500 E. HAMPDEN AVE

ENGLEWOOD, COLORADO 80113

Former Aster Lane Floral
SYNERGY

Health Swedish
ONE Medical Center
BED COUNT: 500

CRAIG
BED COUNT: 93

Hampden Ave

Pennsylvania St

Pearl St

Health Synergy
ONE Surgery Center

PROPERTY HIGHLIGHTS

ADDRESS	500 E. Hampden Ave Englewood, CO 80113
SUBLEASE RATE	\$35.00/SF NNN
PRICE	Contact Broker
BUILDING TYPE	Retail/Medical Office
AVAILABLE SQUARE FOOTAGE	1,946 SF

- Existing retail buildout FF&E (Former floral shop).
- New five-story mixed used development with 90,000 SF of Class A Medical Office space and 1st floor retail.
- 30 dedicated retail parking spaces/on-site parking garage with 325 spaces. Valet parking also available.
- Excellent daytime population, population density and incomes.
- Cotenancy: Penn Street Kitchen, Starbucks, Synergy Surgery Center.
- Directly across from 4,200 employees at the campuses of Swedish Medical Center and Craig Rehabilitation Hospital.

BROKER CONTACTS

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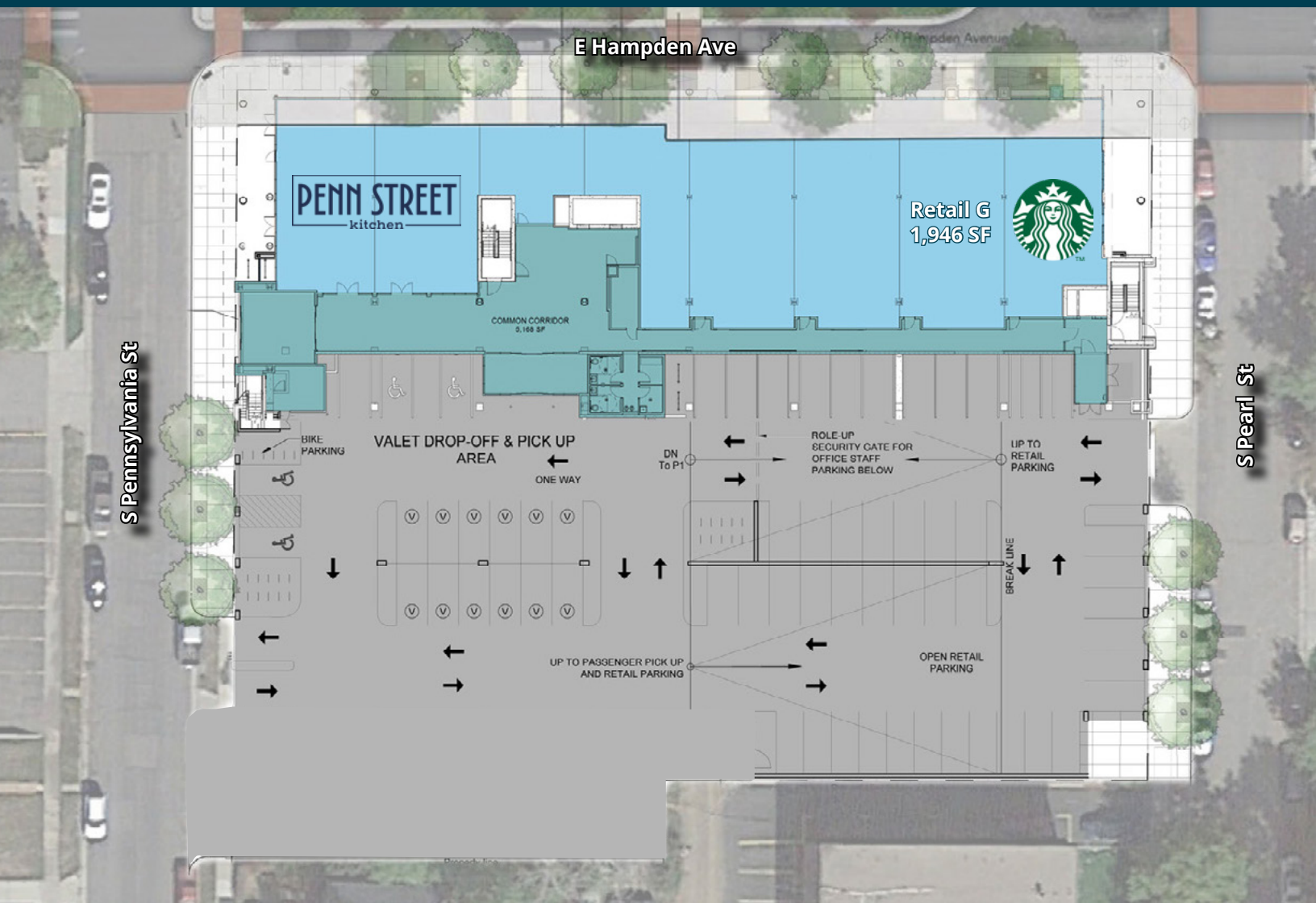
	1 Mile	3 Mile	5 Mile
Population	19,461	114,616	375,127
Average HH Income	\$125,975	\$154,380	\$146,693
Businesses	1,397	8,709	21,173
Employees	11,971	70,423	219,806

Source: Applied Geographic Solutions, 2025 Estimates

On HWY 285 W of Logan Street
On HWY 285 E of Pearl Street
On Logan St north of HWY 285

Source: CDOT 2025

55,704 Cars/Day
56,573 Cars/Day
9,428 Cars/day



BROKERAGE TEAM

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