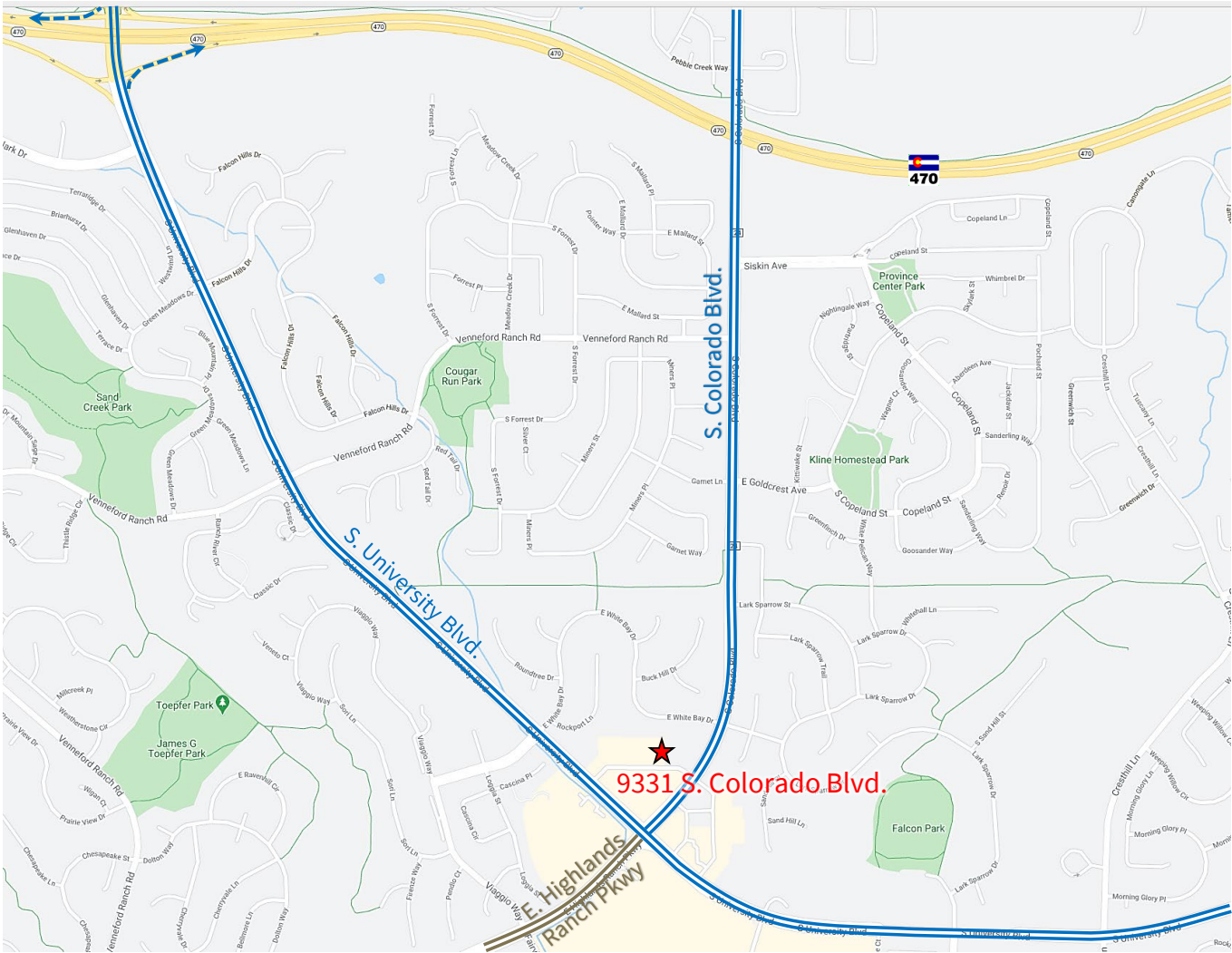




Sources:
<https://www.niche.com/places-to-live/c/douglas-county-co/>
<https://www.usnews.com/news/healthiest-communities/colorado/douglas-county>

Location

Highlands Ranch Medical Plaza II is in a premium location, as it sits within one of Denver’s top metro zip codes for highest median household incomes. Sitting adjacent to established residential and retail, along with new residential and retail developments nearby.

Highlands Ranch is a Metro District within the City of Littleton in Douglas County. *Niche’s* “2020 Best PLACES”, ranked Douglas County #2 for best counties to live in Colorado, stating “...most residents own their homes.” And “...there are a lot of restaurants, coffee shops, and parks. The public schools in Douglas County are highly rated.” Douglas County ranked second nationwide in *U.S. News and World Report’s* 2020 Healthiest Communities in America, ranking #1 in 2019.

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For Lease

9331 S. Colorado Boulevard
Littleton, CO 80126

Highlands Ranch Medical Plaza II



Property Features	
Building SF:	17,773 RBA (built in 2005)
Stories:	2
Available SF:	1,335 RSF (Suite 150)
Parking Ratio:	4.22 spaces/1,000 SF
Traffic Counts:	±21,000 ADT along S. Colorado Blvd. ±29,000 ADT along S. University Blvd.
Signage:	Monument and suite directory
Highlights:	Three (3) points of ingress/egress for ease of patient and employee parking and traffic flow.

This two-property campus includes long-time tenants:

- OrthoONE
 - CU Urology South Denver
- Concentra
 - Aspen Family Care

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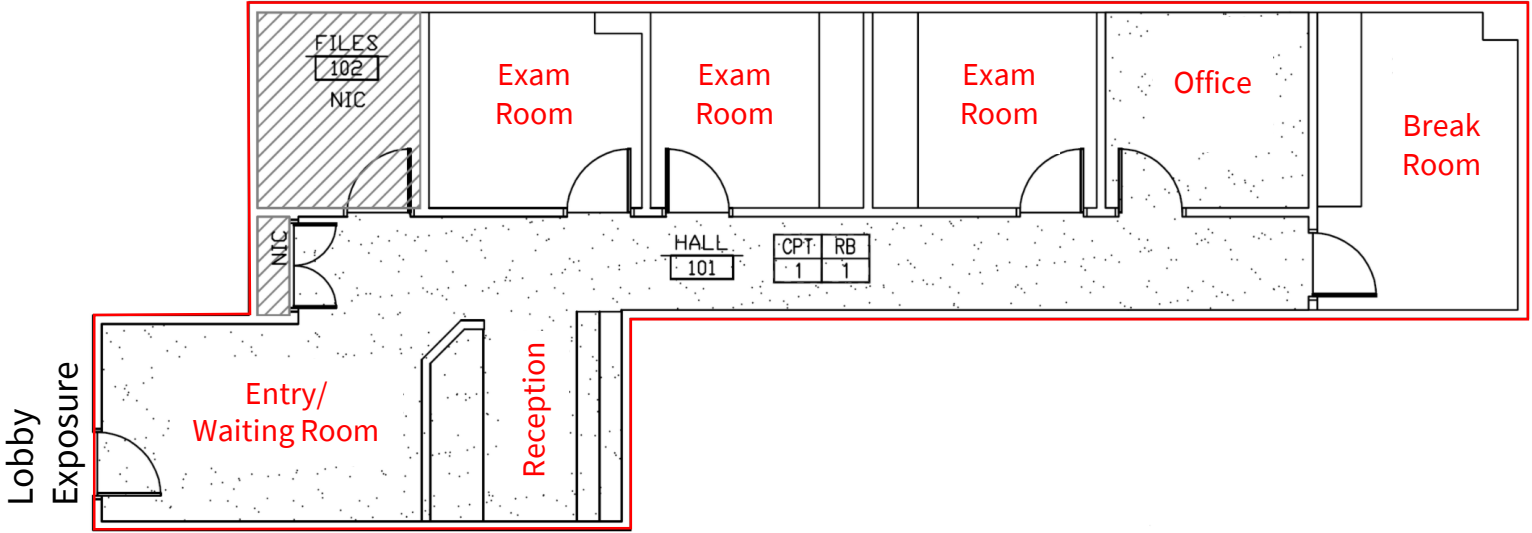
Medical Office Space for Lease



Space Details	
Suite:	150
Rentable SF:	1,335 RSF
Base Rate (NNN)	\$24.00/SF
Term:	Negotiable
Available:	Immediate (move-in ready)

- Directly off the lobby with excellent visibility
- 3-4 exam rooms (2 include plumbing)
- Breakroom and file room
- Waiting room and reception desk
- General medical/dental space
- Former podiatry office

Floor Plan



Area Map

- Area Map Legend:
- 1. Littleton Adventist Hospital
 - 2. Highlands Ranch Hospital
 - 3. Sky Ridge Medical Center

