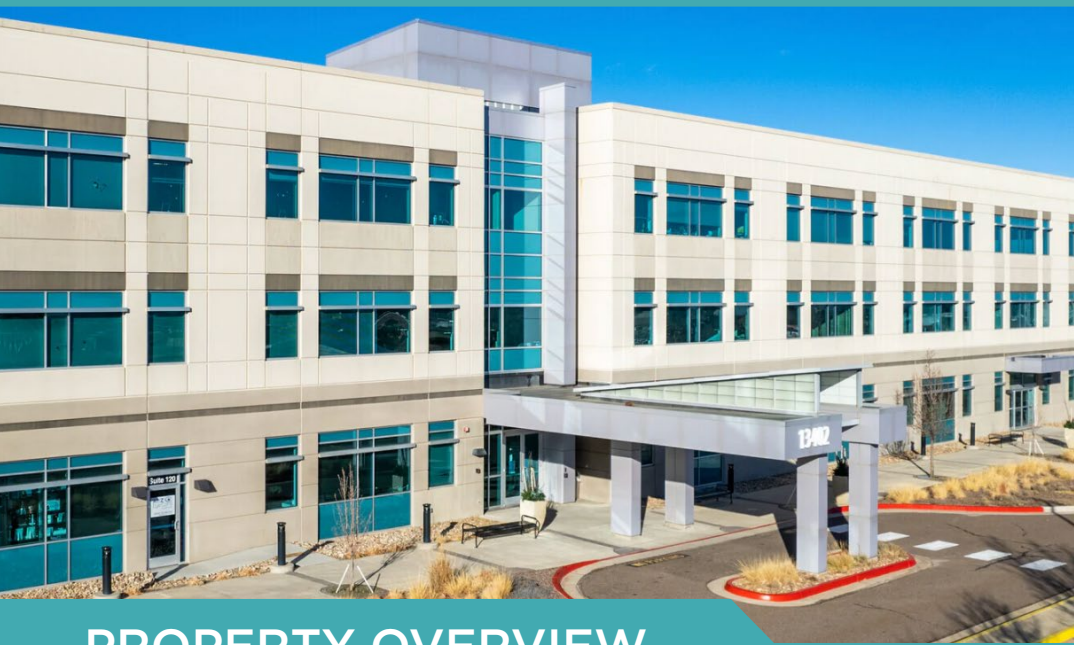


WE CREATE EXCEPTIONAL PLACES OF CARE



DAKOTA RIDGE

13402 W Coal Mine Ave | Littleton, CO 80127



PROPERTY OVERVIEW

Dakota Ridge is a Class A medical and office building offering premier visibility, walkable convenience, and mountain views—all just 9 miles from downtown Denver. Located along W Coal Mine Avenue, this three-story building is ideal for providers looking to serve a thriving, well-connected community. Only two suites remain, including a move-in-ready spec suite. With modern amenities, Wi-Fi, air conditioning, and 195 surface parking spaces, Dakota Ridge is designed for comfort, efficiency, and care delivery at the highest standard.

KEY FEATURES

- **Only two suites** remaining, including one move-in ready spec suite
- **Class A** medical/office building with Rocky Mountain views
- **195 surface parking spaces**
- **Walking distance** to restaurants and retail
- **Excellent visibility** on W Coal Mine Ave
- **Wi-Fi** and air conditioning included
- **3-story building** just 9 miles from downtown Denver
- **Competitive lease** packages and IT allowances

Contact Lillibridge to Learn More

Jack Schuber, Regional Leasing Director
jack.schuber@Lillibridge.com • 720.357.1719

