

LUTHERAN

MEDICAL OFFICE BUILDING



12905 W. 40TH AVE. | WHEAT RIDGE, CO

Opened Fall of 2024, the new Intermountain Health Lutheran Medical Office Building is a Class A, five-story 138,000 square foot medical outpatient building on the 28-acre Lutheran Hospital Campus.

STRATEGICALLY POSITIONED

Located at the SW quadrants of Hwy 58 and I-70 in Wheat Ridge, the site offers excellent visibility and access to fast-growing communities. The campus sits on the larger Clear Creek Development - home to retail entertainment, dining, fitness, and residential.

UNIQUE OPPORTUNITY TO CAPTURE PATIENT SHARE

The Lutheran MOB is the premier and only MOB to reside on the 100-acre mixed-use development. The primary service area for this site is home to more than 141,000 patients.

ONE-STOP MEDICAL DESTINATION

Patients benefit from the convenience of concentrated medical services in one convenient location, while providers benefit from a built-in referral network based upon the robust campus' current tenant mix and service lines

96% LEASED

—
ONLY
TWO SUITES
REMAIN
—

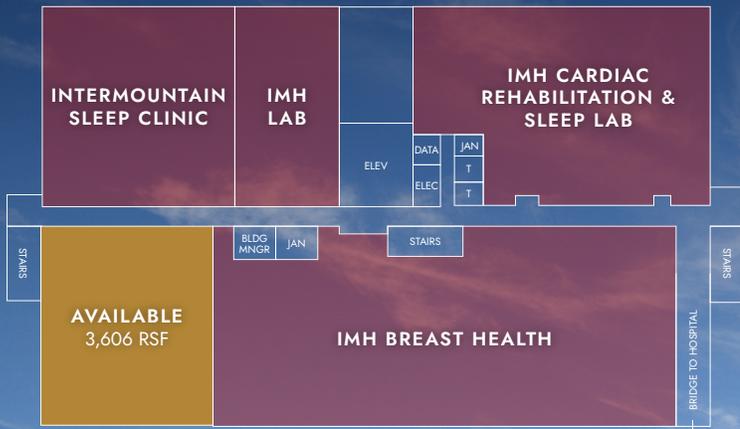
Exceptional Medical
Services & Access to
Comprehensive Healthcare

VACANCIES ON FLOORS 1 & 2

LEVEL 1



LEVEL 2



■ OCCUPIED SPACE ■ AVAILABLE SPACE

TENANTS INCLUDE

Intermountain Health Medical Group:

- Breast Care Center
- Cardiac Rehabilitation
- Heart & Vascular Care
- Maternal-Fetal Medicine
- Neurology / Neurosurgery
- Orthopedic Trauma
- Outpatient Laboratory
- Podiatry
- Sleep Lab and Clinic
- Weight Loss Center
- Wound Care

Independent Services:

- Cornerstone Orthopedics
- Hanger Prosthetics
- Joint-Venture Ambulatory Surgery Center
- Restorative Health of Colorado
- Undisclosed Foot and Ankle Clinic



SCHEDULE YOUR TOUR TODAY!

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**INTERMOUNTAIN HEALTH
LUTHERAN HOSPITAL CAMPUS**