



Medical Office Space for Sublease

10099 Ridgeway Parkway | Lone Tree, CO 80124

Property Overview:

County:	Douglas	▪ Sublease Available Now - November 30th 2026
SF Available:	3,479 SF	▪ Located in the Conifer Building at SkyRidge Hospital
Base Rent:	\$12,399.54 per month	▪ Current interior equipment (FF&E) can be negotiated
NNN:	\$1,514.59 per month	▪ Located Directly off of I-25 and Ridgeway Parkway
Total Monthly:	\$13,914.13 per month	▪ Multiple Treatment rooms and exam rooms

Contact

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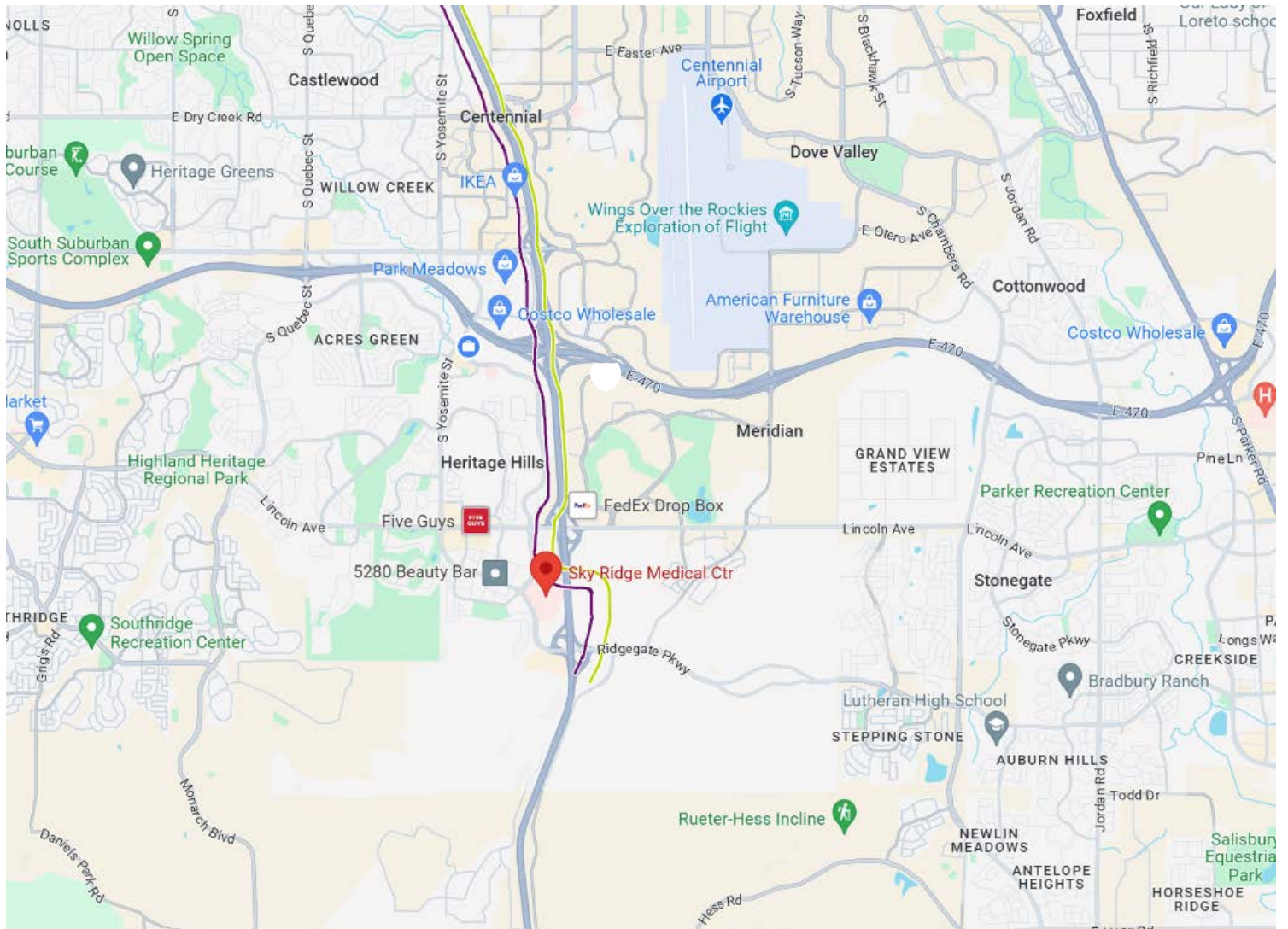


- **Large Reception**
- **2 Treatment Rooms**
- **5 Exam Rooms**
- **2 Procedure Rooms**
- **2 Office Rooms**

- **1 M.A. Station**
- **Lab Room**
- **1 Computer Room**
- **1 Break Room**
- **1 Procedure Waiting Room**

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DEMOGRAPHICS

Population	1 miles	3 miles	5 miles
2028 Projection	7,740	57,924	195,997
2023 Estimate	6,990	54,099	186,997
Growth 2010-2023	8.4%	3.0%	2.0%
Median Age	41.9	39.6	39.1
Households	1 miles	3 miles	5 miles
2028 Projection	3,240	22,664	73,857
2023 Estimate	2,920	21,117	70,173
Household Income	1 miles	3 miles	5 miles
2023 Average	\$169,117	\$155,002	\$150,304
2023 Median	\$144,495	\$127,976	\$125,655

Source: CoStar

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