

4185 E Wildcat Reserve Pkwy | Highlands Ranch CO 80126



Highly
Attractive
MOB

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Skye Commercial, Inc.
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Englewood, CO 80112
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Class A Medical Office for Lease, convenient location in desirable Highlands Ranch, CO



24,671 RSF Medical Office Building
Located on 1.57 Acres



Lease Rates:
\$23.50/RSF/NNN
\$17.00/RSF/NNN Lower Floor
Operating Expenses: \$9.97/RSF



Nicely Manicured Landscaping, Tons of Natural Light



Ample Parking - 69 free surface spaces
(ratio 5.0 : 1,000 SF)



Solid Submarket: Growing Neighborhoods, Upscale Restaurants, Retail and Recreation



Crow your practice in this thriving and well-established sub-market! Easy access and great visibility.

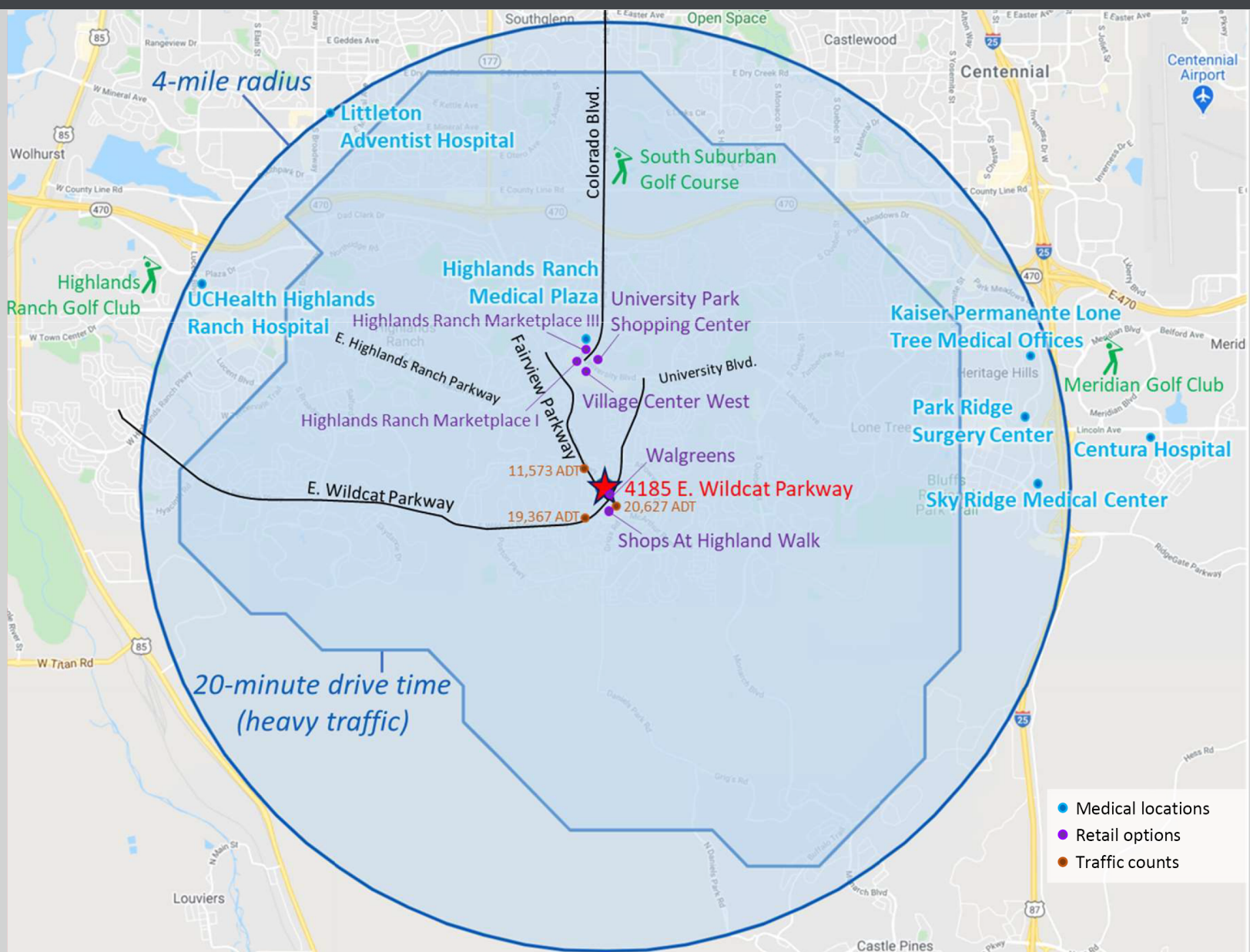
Available Suites

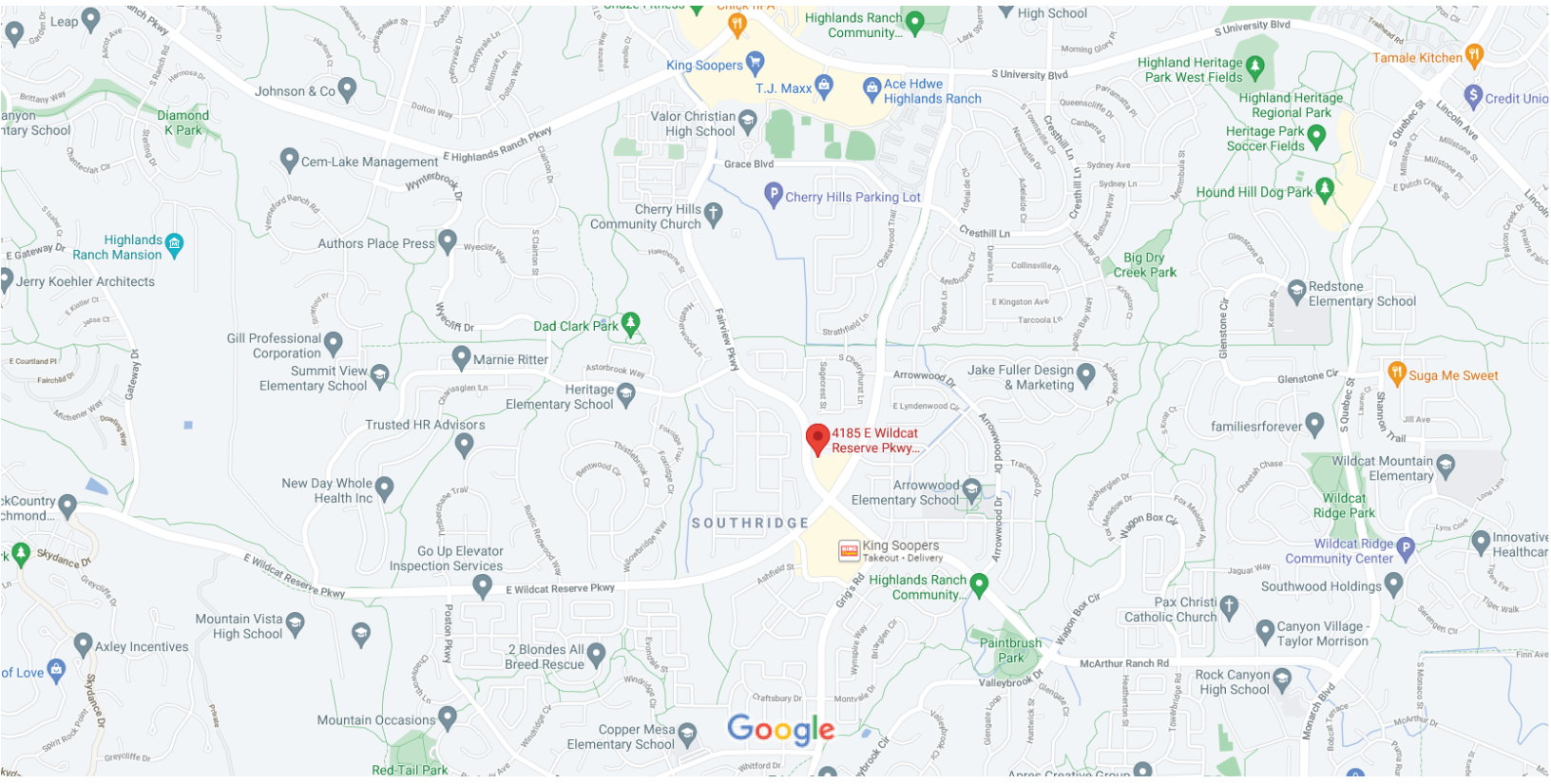
Suite G50: 2,572 RSF

Suite 220: 1,822 RSF

*Tenant Improvements available,
based on deal*

- Lease Rates: \$17.00 - \$23.50/RSF/NNN
- Attractive entry way
- Directory signage near elevators
- Great exterior signage
- Three points of ingress/egress for easy employee and patient access
- Plenty of parking





KAISER PERMANENTE

Less than 5 miles to I-25 north/south entry ramp

Approximately 6 miles to E-470 (toll road)

1.5 miles to Highlands Ranch Medical Plaza

36.2 miles to Denver International Airport

Approximately 4 miles to Kaiser Permanente

