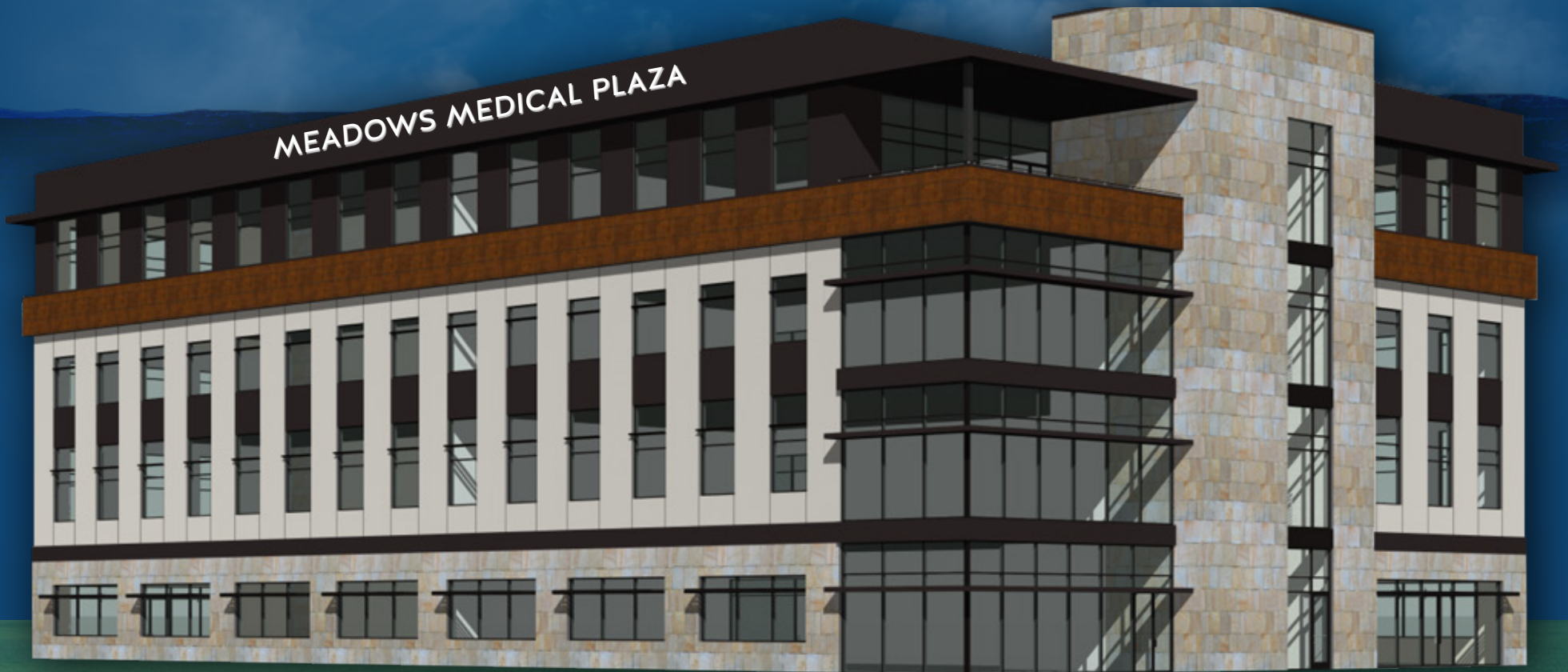


PROJECTED COMPLETION: FALL 2025

MEADOWS MEDICAL PLAZA

MEDICAL PLAZA



An Unrestricted Medical Use Office Building in Castle Rock

FOR LEASE

navpoint

**PHYSICIAN OWNERSHIP OPPORTUNITIES
CONTACT BROKER FOR DETAILS**



CLICK ON THE QR CODE
TO DO A VIRTUAL TOUR

PROPERTY OVERVIEW

CONTACT BROKER FOR PRICING DETAILS

15,000 SF

FLOORPLATE

60,000 SF

4 STORY BUILDING

Favorable
Zoning

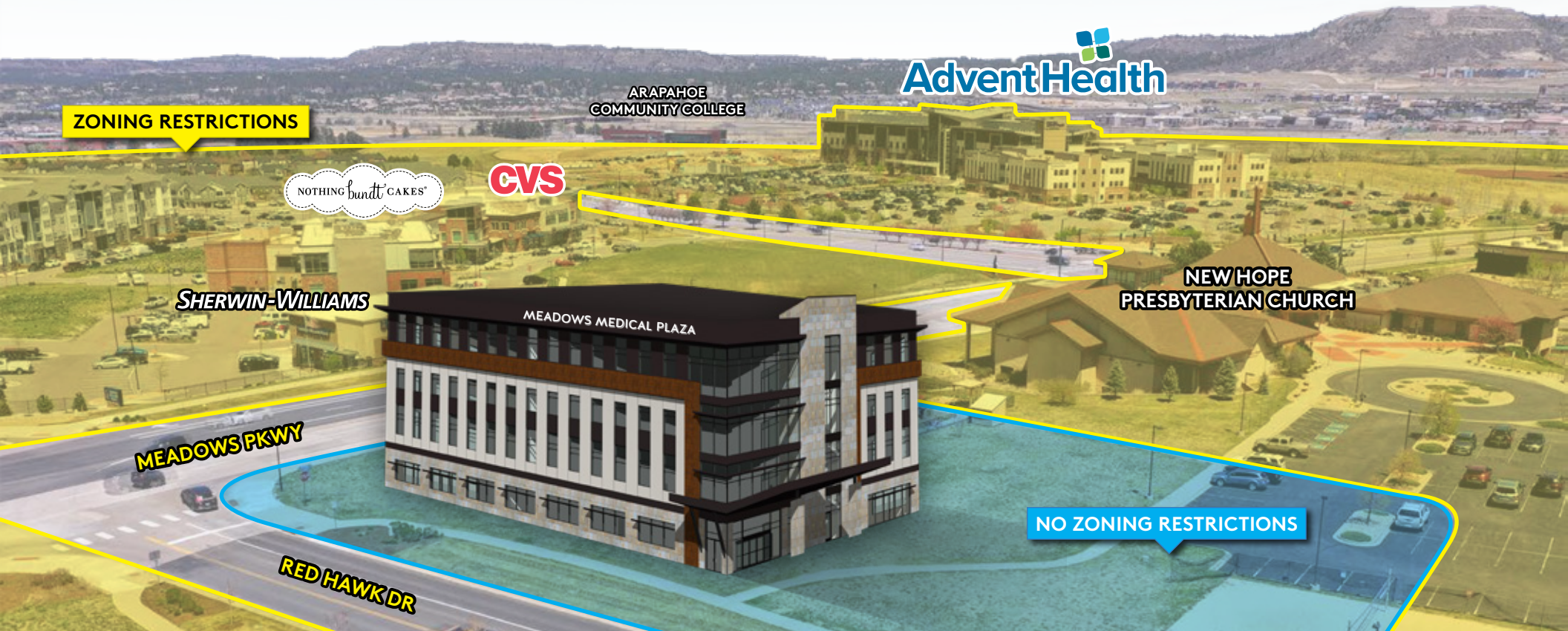
NO MEDICAL USE
RESTRICTIONS

2025

FALL COMPLETION

Close
Proximity

TO ADVENTHEALTH HOSPITAL



LOCATION MAP



- ① MEADOWS MEDICAL PLAZA
- ② ADVENTHEALTH HOSPITAL
- ③ NEW HOPE PRESBYTERIAN CHURCH
- ④ SHERWIN-WILLIAMS
- ⑤ FARMGIRL: FOOD, WINE, & SPIRITS
- ⑥ THE LIBRARY CO. BAR & KITCHEN
- ⑦ THE WHISKEY LODGE
- ⑧ CVS
- ⑨ IC BREWHOUSE CASTLE ROCK
- ⑩ MERCANTILE PARK
- ⑪ UBERGRIPPEN INDOOR CLIMBING
- ⑫ CASTLE ROCK FIRE STATION
- ⑬ ANB BANK
- ⑭ FIREHOUSE SUBS
- ⑮ EINSTEIN BROS. BAGELS
- ⑯ GOOD 2 GO
- ⑰ LIMELIGHT DENTAL CARE
- ⑱ ORANGETHEORY FITNESS
- ⑲ BUCKET LIST TAVERN

- ⑳ DIMENSION NAILS
- ㉑ AMC CASTLE ROCK
- ㉒ SPORTS MED & REHAB LIMELIGHT
- ㉓ ARAPAHOE COMMUNITY COLLEGE
- ㉔ CASTLE ROCK KINDERCARE
- ㉕ THREE PEAKS CAPITAL MGMNT.
- ㉖ ORCHARD MED SPA
- ㉗ NOTHING BUNDT CAKES

AdventHealth

MEADOWS
MEDICAL PLAZA
0.1 Miles To AdventHealth

25 MI. DENVER

11 MI. LONE TREE

20 MI. HIGHLANDS RANCH

ADVENTHEALTH HOSPITAL OVERVIEW



Castle Rock, is a healthcare facility committed to providing comprehensive services, including breast care, emergency care, heart and vascular care, imaging services, mother and baby care, orthopedic care, sports medicine, and rehabilitation. Emphasizing whole-person care, the hospital, formerly known as Castle Rock Adventist Hospital, has been serving the community since 2013. They prioritize patient safety, receiving an "A" grade from The Leapfrog Group, and offer innovative technologies like robotic-assisted technology for total knee replacement.



250

TOTAL BEDS

198

PROVIDERS • 22 SPECIALTIES

Safety

NATIONALLY RECOGNIZED
FOR PATIENT SAFETY

1,000+

EMPLOYEES

4,000+

INPATIENT ADMISSIONS

POTENTIAL MEDICAL USES

INCLUDING BUT NOT LIMITED TO:



“LOCATED IN THE 8TH WEALTHIEST COUNTY IN THE USA”*

CASTLE ROCK, COLORADO is a world-class community nestled just south of Colorado’s capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

The Town’s identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

*Source: US News and World Reports, December of '23

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimate	41,798	82,659	150,418
2026 Projection	48,713	92,684	164,538
Median Age	35.5	37.21	37.4
Households	14,363	29,608	56,051
Avg. Household Income	\$116,406	\$110,154	\$105,687

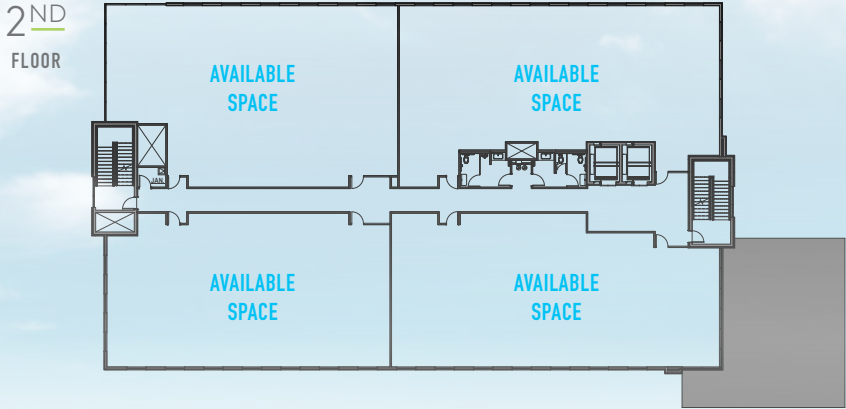
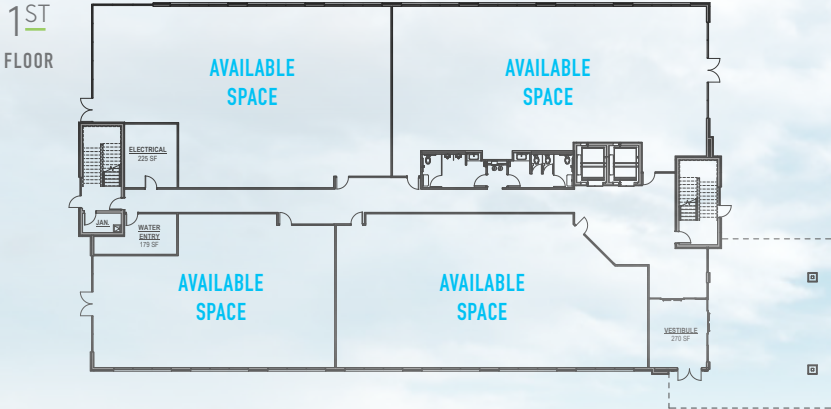
BUSINESS

Total Businesses	437	2,104	4,221
Employees	4,119	19,282	50,341



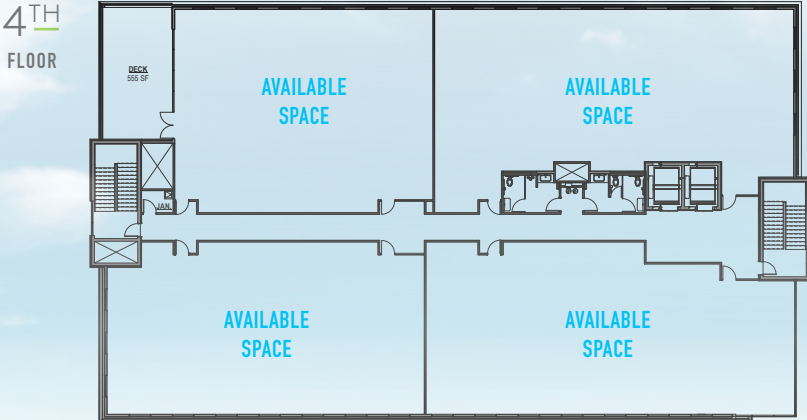
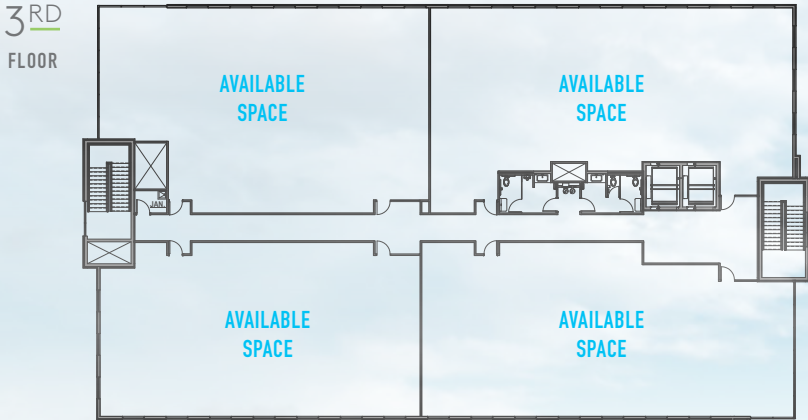
FLOOR PLANS

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.



FLOOR PLANS *continued*

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.



Southeast
Corner

PROJECTED COMPLETION: FALL 2025

MEADOWS MEDICAL PLAZA

MEDICAL PLAZA



CONTACT BROKER FOR PRICING

MATT CALL • PRINCIPAL
O: 720.420.7530 • C: 303.956.5781
matt.call@navpointre.com

FOR LEASE



CLICK ON THE QR CODE
TO DO A VIRTUAL TOUR

CONFIDENTIALITY & DISCLAIMER The property described herein is being offered for sale in an "as-is, where-is" condition and Seller and NavPoint Real Estate Group make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. Information within this Confidential Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This Confidential Investment Summary is subject to the terms of the property transaction. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. Reproduction, disclosure, or distribution of this document and its contents is strictly prohibited without the expressed written consent of NavPoint Real Estate Group. ©2024, NavPoint Real Estate Group.

📍 20 N WILCOX STREET, SUITE 118B • CASTLE ROCK, CO 80104

📞 720.420.7530

✉️ infonavpointre.com

