

FOR LEASE OR FOR SALE

10465
PARK MEADOWS DR.

LONE TREE • CO



PRIME TURNKEY MEDICAL SPACE

BRENT HAM Senior Associate

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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS

10465 Park Meadows Dr,
Suites 102, 201, & 203
Lone Tree, CO 80124

PROPERTY TYPE

Medical Office

AREA SIZE

Contiguous 7,952 SF
Suite 103 2,908 SF
Suite 201 2,045 SF
Suite 203 2,999 SF

LEASE RATE

\$34.00/SF/NNN

SALE PRICE

\$430.00/SF

OPERATING EXPENSES

\$15.00/SF

YEAR BUILT

2007

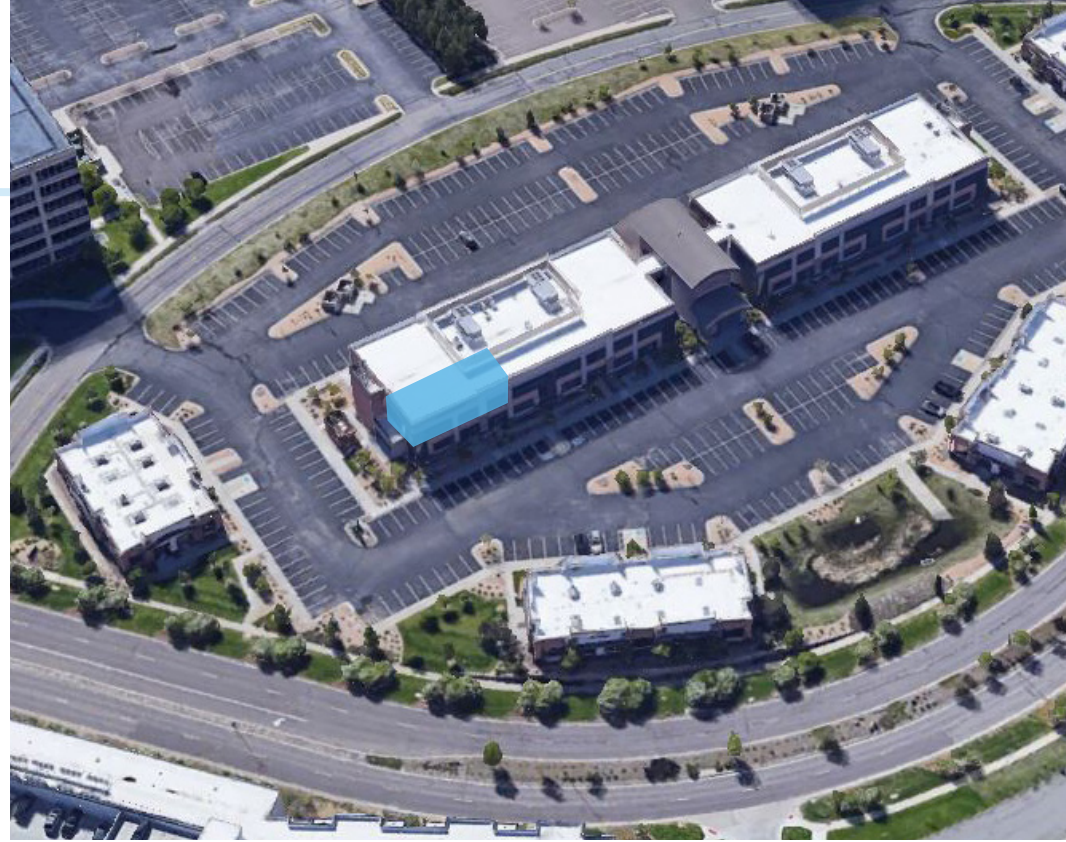
PARKING RATIO

4.68 per 1,000

PARCEL NUMBER

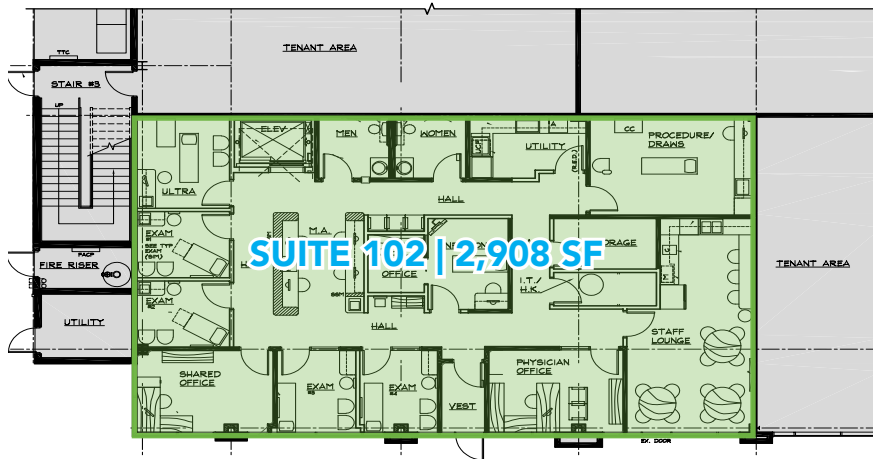
2231-104-02-025

- Turnkey Medical Office space available in the heart of Lone Tree, CO.
- TI Allowance Available
- Class A Common Area Finishes
- Close Proximity to HCA HealthONE Skyridge & Park Meadows Mall
- Suite 102: Dental Infrastructure in place. Renovated in 2025.



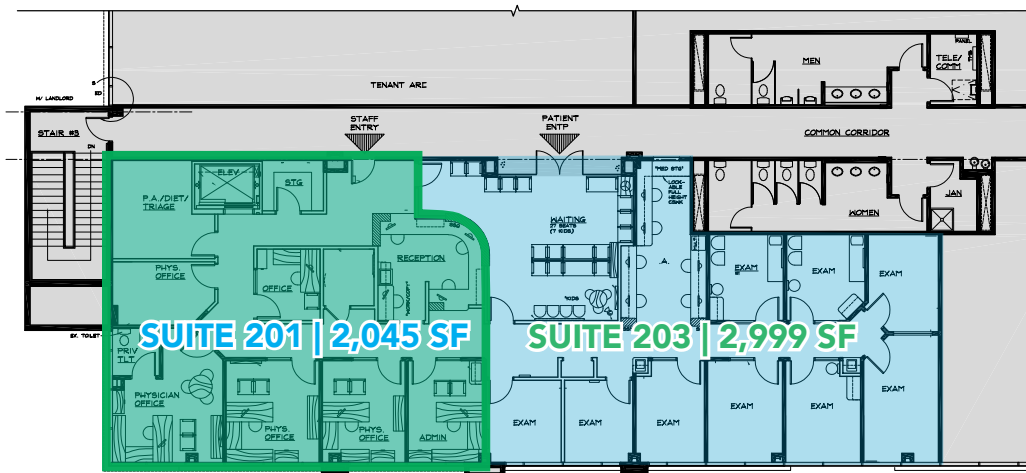
FLOOR PLANS

7,952 SF TOTAL



SUITE 102 | 2,908 SF

SUITE 102 | 2,908 SF



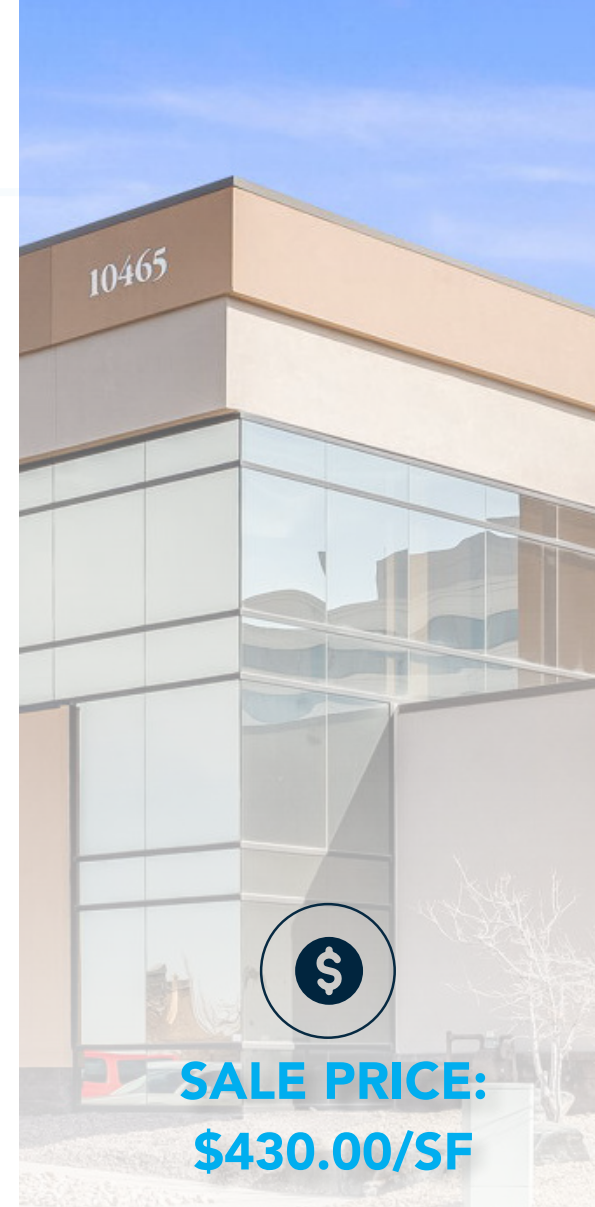
SUITE 201 | 2,045 SF

SUITE 203 | 2,999 SF

SUITES 201/203 | 5,044 SF

***CAN BE LEASED/SOLD SEPERATELY OR TOGETHER**

***SF IS SUBJECT TO CHANGE**

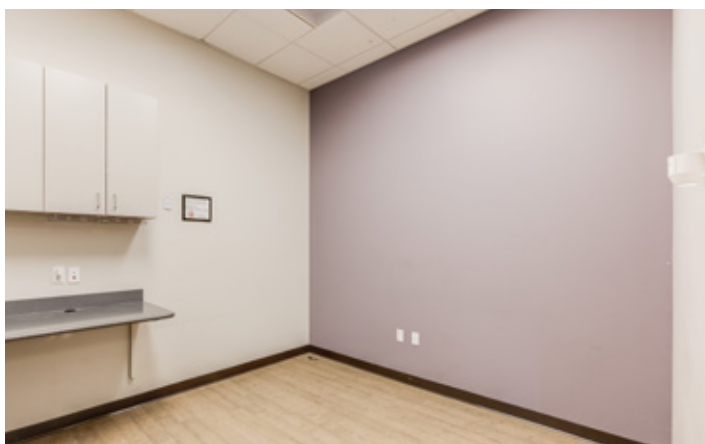


**SALE PRICE:
\$430.00/SF**



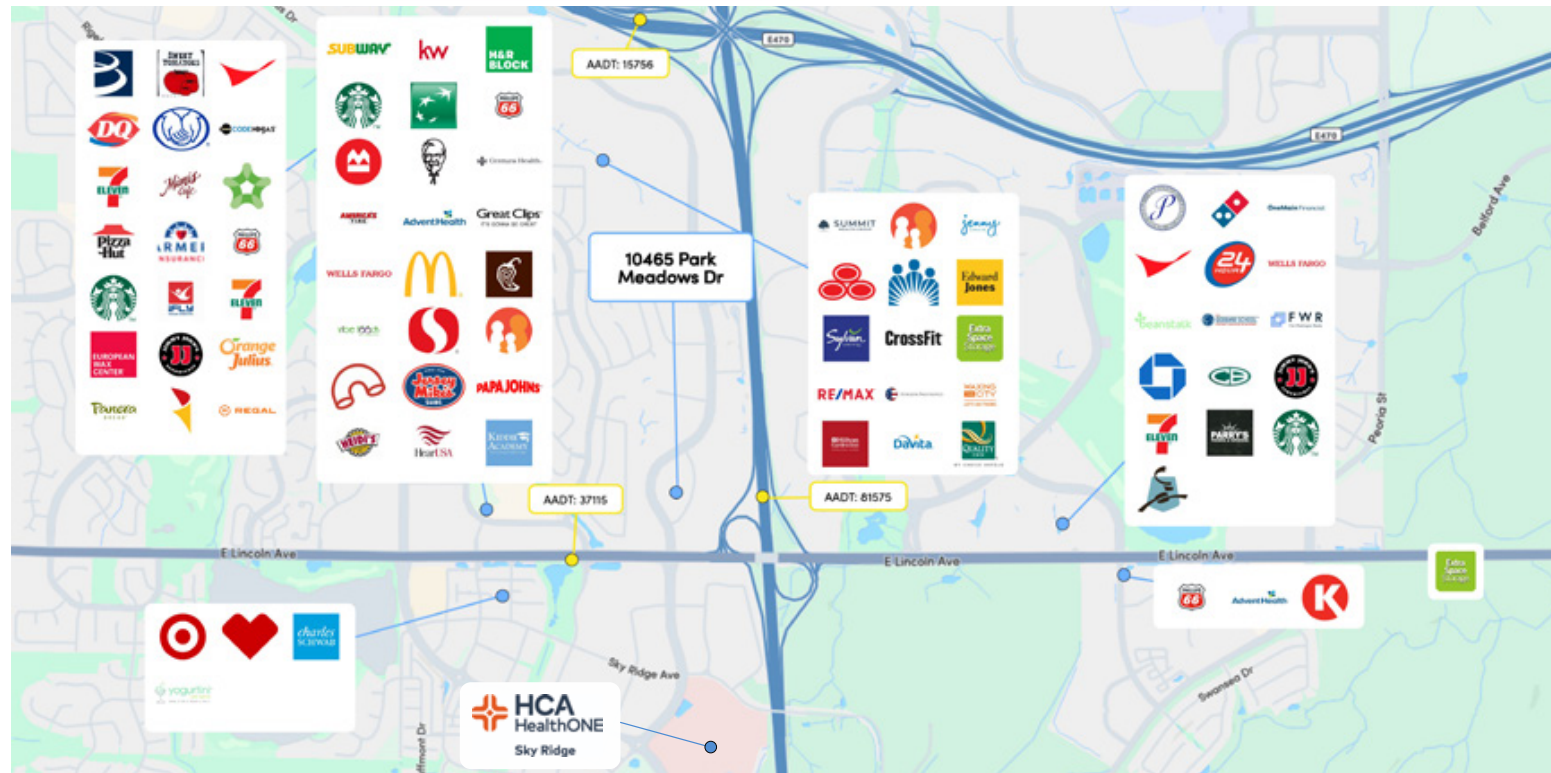
**LEASE RATE:
\$34.00/SF/NNN**

PROPERTY PHOTOS



NEARBY RETAIL & DEMOGRAPHICS

Demographic & Consumer Spend Overview	1 Mile		3 Miles		5 Miles		
	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	
Total Population	11,948	13,045	60,100	63,901	197,980	208,066	
Workday Population	7,651	--	64,358	--	183,280	--	
Total Households	5,654	6,174	24,615	26,209	75,159	79,157	
Avg. Household Income	\$164.9k	\$174.3k	\$176.7k	\$188.5k	\$185.5k	\$199k	
Total Consumer Spend	\$319m	\$351.6m	\$1.9b	\$2.1b	\$6.4b	\$7.1b	



HCA HEALTHONE SKY RIDGE

ADVANCED CARE HOSPITAL IN SOUTH DENVER

Since its opening in 2003, HCA Healthone Sky Ridge has grown to become a 304-bed hospital with a reputation for clinical excellence and exceptional service. With services such as a cancer center, emergency services, a spine and total joint center and our award-winning labor and delivery, HCA Healthone shows up to create a healthier tomorrow for its patients and community.

CAPABILITIES

- Level II Trauma Center – 24/7/365 emergency room (ER) and one freestanding ER
- Dedicated Center for Robotic Surgery – with the largest fleet of surgical robots in CO
- Thrombectomy-Capable Stroke Center in Colorado
- Leader in minimally invasive hip preservation surgery
- State-of-the-art Spine & Total Joint Center
- Award-winning Birth Place welcoming more babies than an other hospital in South Metro Denver
- Comprehensive Community Cancer Program
- Beds: 304

ACCREDITATIONS

- **American College of Surgeons**, National Commission on Cancer accreditation
- **American Heart Association** Get With The Guidelines Gold Plus Award for Stroke
- **The Joint Commission** Advanced Total Hip and Knee Replacement Certification, Certification for Spine Surgery and Thrombectomy-Capable Stroke Center (TSC) Certification



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