

For practices leasing near Swedish, Craig & Porter

Locally owned and managed



ASKING RENT · FULL SERVICE

\$19–\$21 / SF · FLOORS 2–10

\$25 / SF · FIRST FLOOR

UTILITIES, TAXES & PARKING INCLUDED

3333 S. Bannock St & 333 W. Hampden Ave

TWO 10-STORY BUILDINGS · ENGLEWOOD, COLORADO 80110

- + **As-built medical suites** — exam and procedure rooms already in place
- + **\$19–\$21/SF** floors 2–10, **\$25/SF** first floor, full service
- + **Free surface parking**, no validation to manage
- + **20+ health care practices** already in the buildings
- + **Your landlord is next door.** We own and manage the buildings ourselves. We treat our buildings like our homes and our tenants like family. When something needs attention, you're calling a neighbor, not a call center.

Suites available now, 1,000–4,000 SF — highly adaptable to your needs, with several already designed for medical uses and ready to go.

Where the savings come from

Medical rent is usually quoted **triple net** — operating expenses, utilities, building services and parking all land on top of rent. At our buildings the quoted rate is **full service**: we pay the operating expenses, and parking is free. The rate you're quoted is the rate you pay.



AS-BUILT EXAM & TREATMENT ROOMS



STUDIO · THERAPY & WELLNESS SUITE

Come and tour.
Call to see a suite today.

Hugo Weinberger, President · The Situs Group
333 W. Hampden Ave, Suite 200 · Englewood, CO 80110

303.789.3030

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