

# FOR LEASE

6660 TIMBERLINE ROAD | HIGHLANDS RANCH, CO 80130

 Pinnacle  
REAL ESTATE ADVISORS



## PROPERTY OVERVIEW

SUITE	140
SIZE	2,120 RSF (built out in 2025)
LEASE RATE	\$23.50/PSF/NNN
BUILDING TYPE	Medical Office
YEAR BUILT	2005
BUILDING SIZE	23,221 SF
TOTAL LOT AREA	93,654 SF
EXPENSES (2026)	\$19.00/PSF
PARKING	3.6/1,000



## PROPERTY FEATURES

- Completely Reimagined and reconfigured turkey medical office"
- Fully "plug & play" spec suite
- Restroom Internal to the Suite
- Separate Employee and Patient Entrances
- 5-6 exam rooms with plumbing
- Monument and Suite Signage Available
- Over \$150,000 average household income within a 3-mile radius

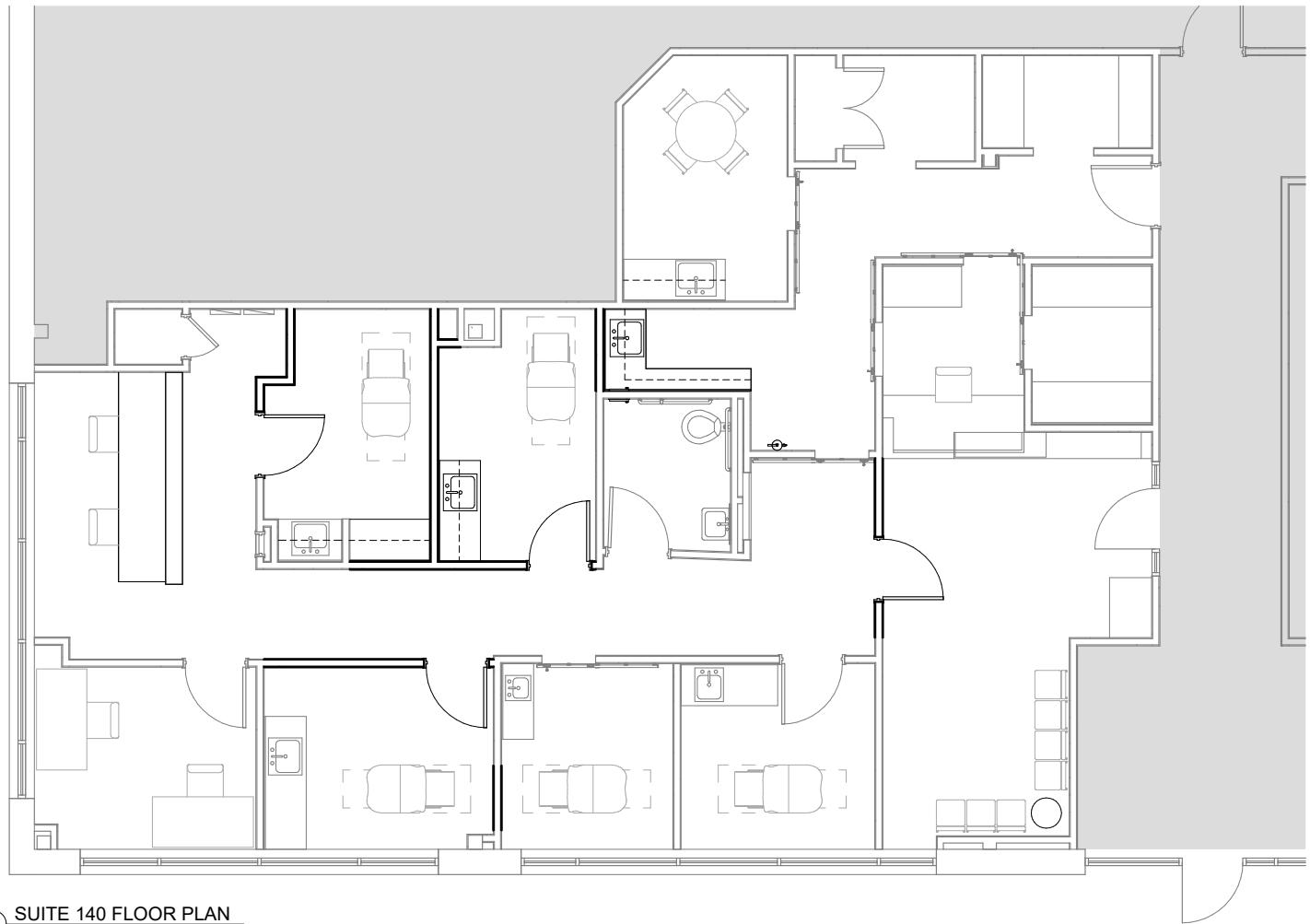
**GREG TITUS**

VICE PRESIDENT

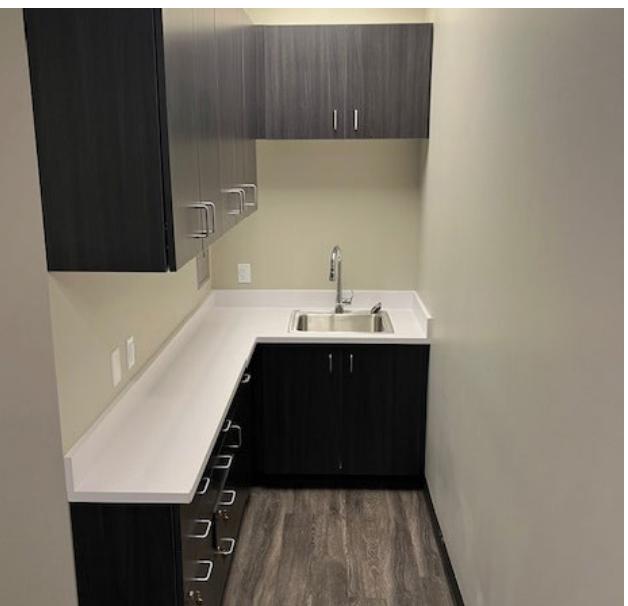
303-962-9540

GTITUS@PINNACLEREA.COM

## 6660 TIMBERLINE ROAD | HIGHLANDS RANCH, CO 80130



① SUITE 140 FLOOR PLAN  
3/16" = 1'-0"



**GREG TITUS**  
VICE PRESIDENT  
303-962-9540  
GTITUS@PINNACLEREA.COM