

FOR LEASE

6660 TIMBERLINE ROAD | HIGHLANDS RANCH, CO 80130



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

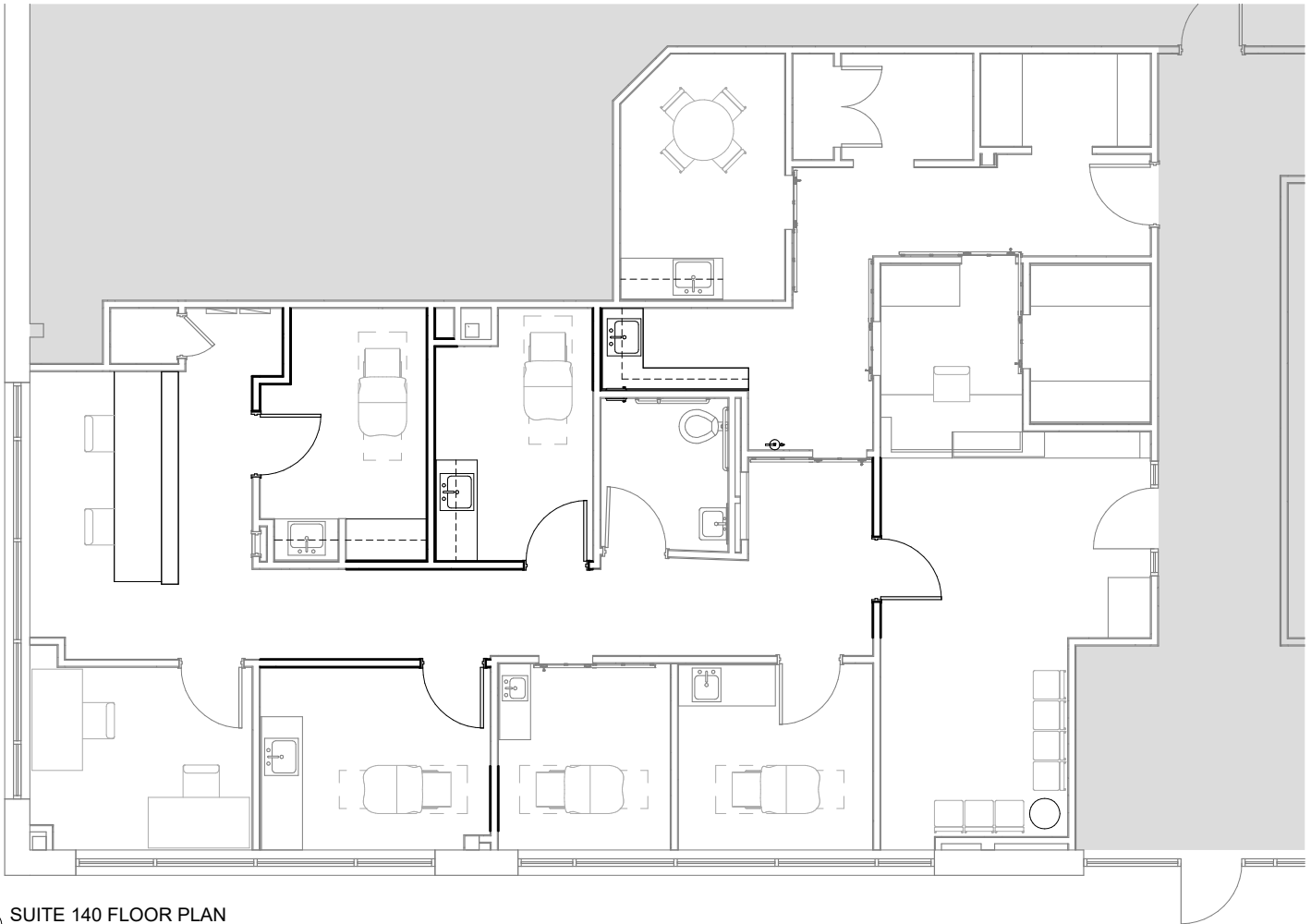
VICE PRESIDENT

303-962-9540

GTITUS@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com





① SUITE 140 FLOOR PLAN
3/16" = 1'-0"



GREG TITUS
VICE PRESIDENT

303-962-9540
GTITUS@PINNACLEAREA.COM