

St. Anthony North Medical Office Building

8510 Bryant Street | Westminster Colorado



Property Details:

- Building Size: 60,939 Square Feet
- Rental Rate: \$18.00 NNN
- 2026 Estimated Operating Expenses: \$12.75

Available Suites:

* Suite 120: 9,337 SF
Suite 130: 2,803 SF
* Suite 140: 1,766 SF
Suite 150: 1,927 SF

** Suite 170: 2,990 SF
Suite 350: 5,450 SF
Suite 360: 4,128 SF

* Suites 120 and 140 are contiguous allowing for up to 11,103 SF.

** Suite 170 is in shell condition. The Landlord is offering an additional \$110 psf (\$328,900) in tenant improvements above the standard allowance.



For More Information Please Contact:

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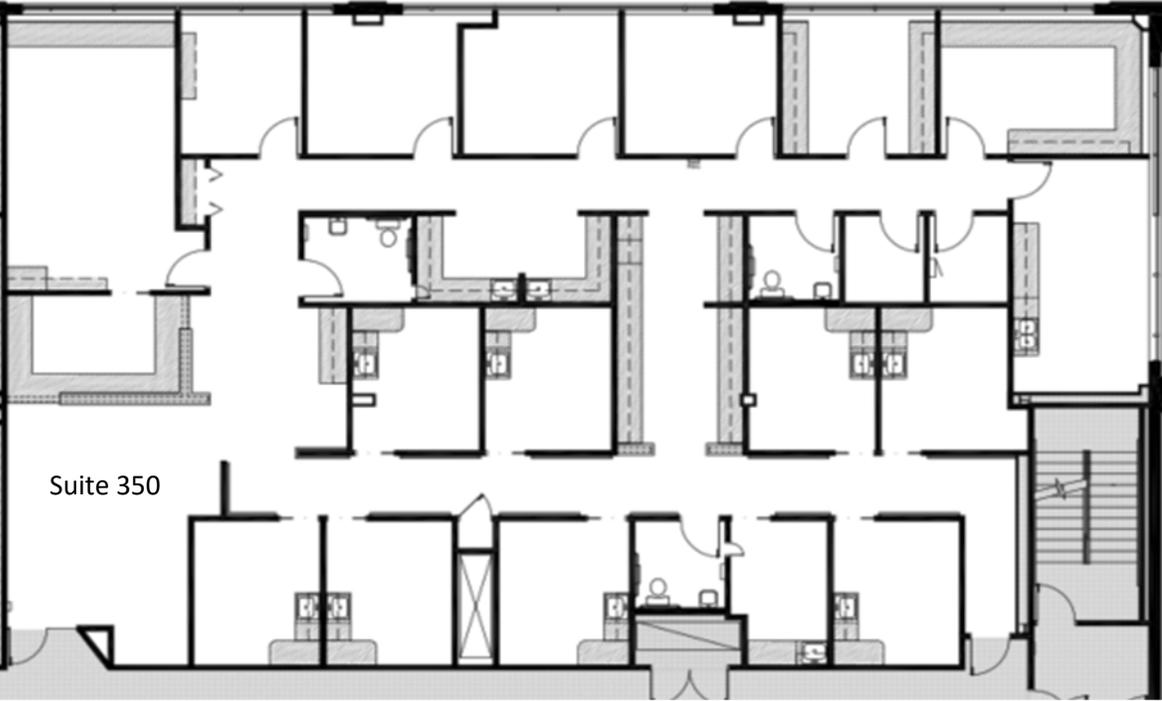
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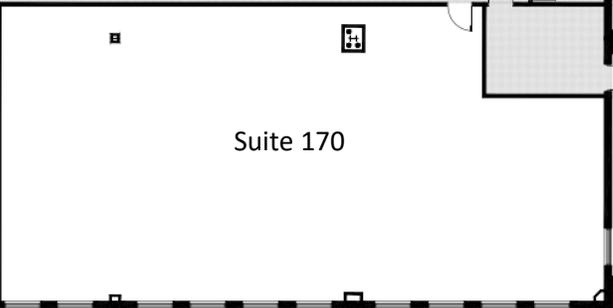
St. Anthony North
Medical Office Building

84th Avenue
Neighborhood Health Centers
Centura Health.

Range Vista
Professional
Building



Suite 350



Suite 170

Property Highlights:

- Located on the CommonSpirit 84th Avenue Neighborhood Health Center campus featuring a 24/7 ER, Cardiac Rehabilitation, Family Medicine, Pulmonary Rehabilitation, Senior Health and a Wound Care Center
- Anchored by 20,578 SF Clinica Family Health Services