



Medical Office Space for Lease

Situated on 100th St. SW and 59th Ave in Lakewood, this versatile medical office building offers 7,910sf clinical space, exam rooms, designated CT and MRI section, ample waiting area and receptionists' counter, break area and restrooms. Patient entrances just off the parking lot and a secure rear entry for staff and delivery services is an added benefit. The building features a lighted lot with ample drive-up parking in front, as well as a lot behind the building. There is cross-parking with shadow anchor tenants Burger King and Jiffy Lube, who draw consistent traffic to the center. With exceptional visibility and convenient access, this location is ideal for a variety of healthcare providers and professional services and will be available for lease April 1, 2025.

Property Information

- Tinted storefront glass windows
- Recently updated with newer carpet and paint
- Prime location at busy intersection
- +/-8 minutes from the I-5 and SR512 interchange
- High visibility location
- Bus stops at 100th St and 59th Ave SW
- Lighted, ample parking for patients and staff
- Rear exit and additional parking in rear
- Includes CT and MRI section
- Space Available: 7,910 SF
- Lease Rate: \$26.00/sf/yr plus NNN
- NNN Estimate: \$5.22/sf/yr
- Tenant pays utilities
- Available April 1, 2025

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





LAKESWOOD MEDICAL OFFICE FOR LEASE

EXTERIOR PHOTOS



AERIAL VIEW & TRAFFIC COUNTS



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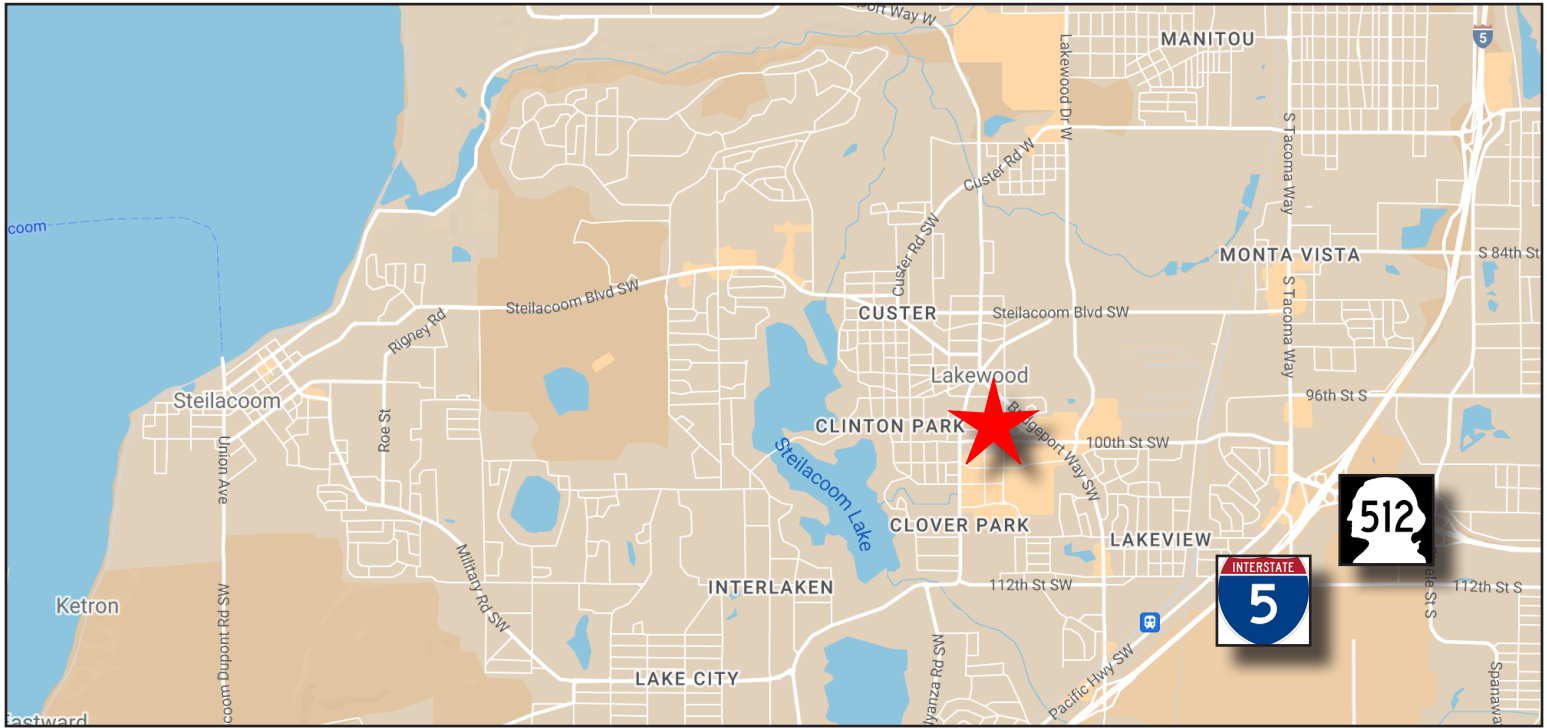
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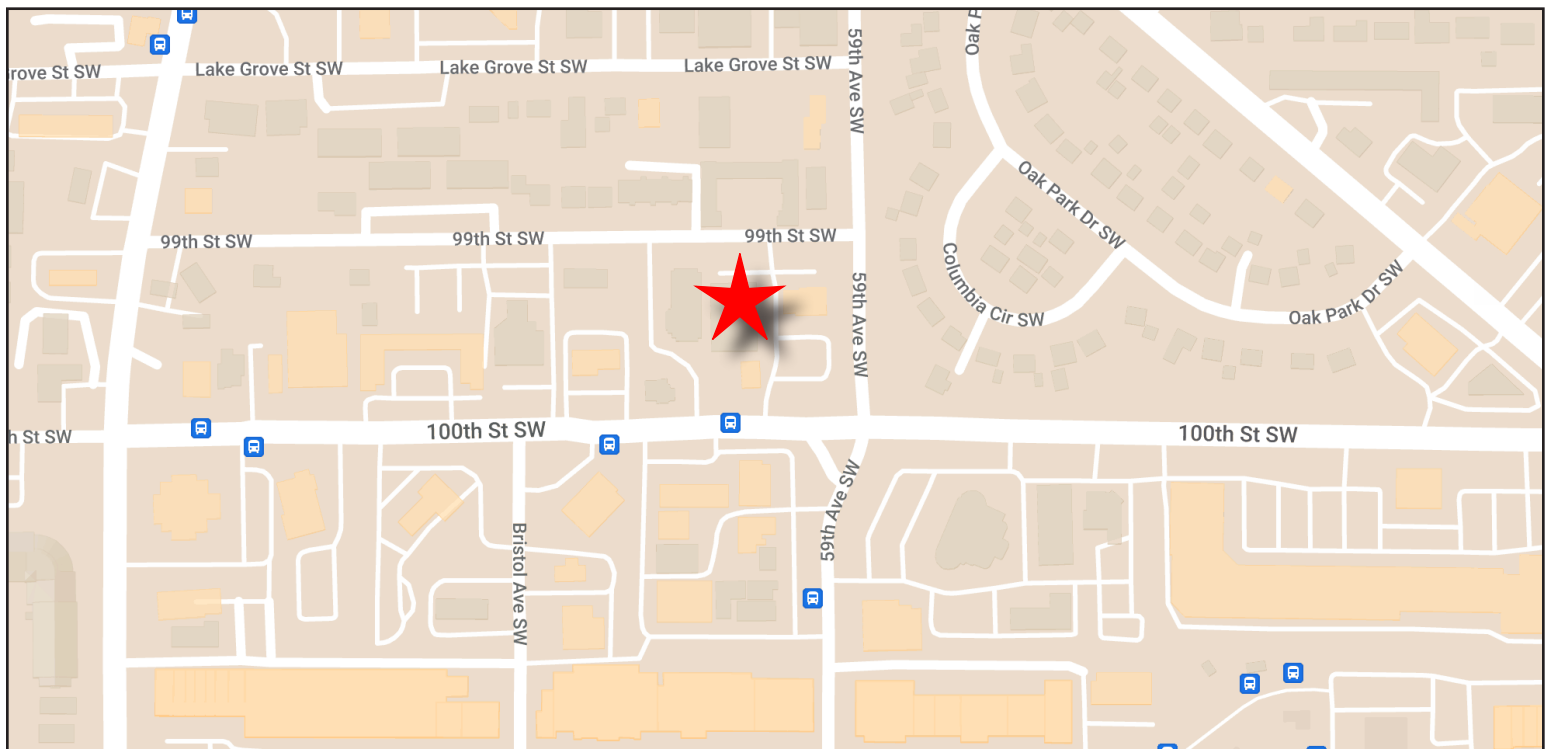
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AREA MAP



NEIGHBORHOOD MAP



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