

THE LONE TREE PROFESSIONAL CENTER



Park Meadows Medical/Office Building
Investment or Owner / User
+ Income Opportunity

Kentwood
Commercial

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY:



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Senior Commercial Advisor

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EXECUTIVE SUMMARY

PARK MEADOWS MEDICAL/OFFICE BUILDING Owner/User or Investment Opportunity

9224 Teddy Lane is located within the Lone Tree Professional Center, a well-maintained, four-building office and medical park near the Park Meadows Shopping District. Constructed in 2001, this two-story building encompasses approximately 8,618 square feet and offers a variety of suite configurations suitable for both general office and medical uses. The first floor is fully leased to established office tenants, while the second floor features 2,147 square feet available for an owner/user or to generate additional investment income through leasing. The property includes two separate entrances, welcoming lobbies, elevator access, restrooms, and dedicated business signage. 9224 Teddy Lane benefits from an attractive courtyard setting, professional landscaping, ample surface parking, and high visibility within a desirable professional park. Conveniently located just off the Yosemite Street exit on E-470, the property offers quick access to the Lincoln Station Light Rail, Lone Tree Entertainment District, Park Meadows Regional Mall, and numerous nearby amenities. Situated minutes from UCHealth, Sky Ridge Medical Center, and other prominent healthcare facilities, this property presents an exceptional opportunity for an investor or owner/user seeking a well-located, high-quality office/medical asset in a thriving and accessible area.



Property Highlights

- » Perfect For An Investor Or Owner/User With Income In Place
- » Built In 2001 With Flexible Suite Layouts For General Office Or Medical Use
- » Fully-Leased Building - 2,147 Square Feet Can Be Made Available To An Owner/User
- » Two Entrances With Welcoming Lobbies, Elevator Access, & Restrooms On Each Level
- » Ample Surface Parking Available For Employees & Visitors
- » Prominent Business Signage Opportunities, Attractive Courtyard & Professional Landscaping
- » Excellent Accessibility Just Off Yosemite Street Exit On E-470
- » Close Proximity To Lincoln Station Light Rail, Lone Tree Entertainment District, And Park Meadows Regional Mall
- » Minutes From UCHealth, Sky Ridge Medical Center, And Other Major Medical Providers
- » Ideal Location In A Highly Visible And Thriving Area

| | |
|-----------------|-----------------------|
| SALES PRICE | \$3,495,000 |
| BUILDING SIZE | 8,618 SF |
| TOTAL LAND SIZE | 0.61 AC |
| PROPERTY TYPE | Office/Medical |
| YEAR BUILT | 2001 (Renovated 2023) |
| CONSTRUCTION | Masonry |
| ROOF | Flat |
| HEAT | Boiler |
| PARKING | Surface Lot |
| SUBMARKET | Lone Tree |
| ZONING | PUD |

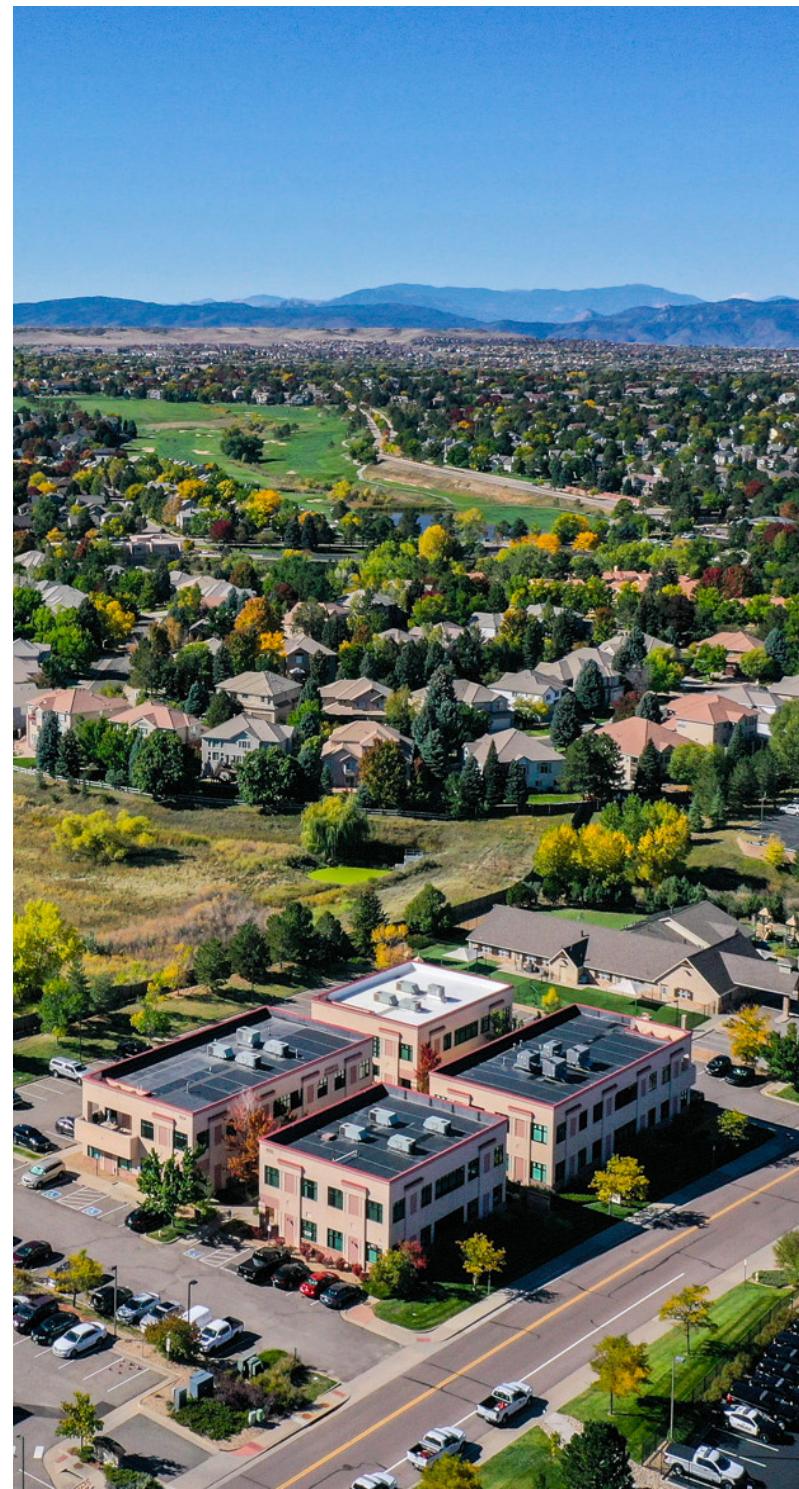
FINANCIAL ANALYSIS

CURRENT RENT ROLL

| UNIT NUMBER | TENANT NAME | SUITE SIZE | MONTHLY BASE RENT(ACTUAL) | LEASE EXPIRATION |
|-------------|-------------------|------------|---------------------------|------------------|
| 100 | Hormone Health | 2,427 SF | \$4,247.25 | May 31, 2029 |
| 101 | Healing Habits | 275 SF | \$572.92 | Dec 31, 2031 |
| 102 | Shine Dental Arts | 456 SF | \$722.00 | Nov 30, 2027 |
| 103 | Tri-Resonance | 261 SF | \$424.12 | Jan 31, 2028 |
| 201 | Integral PT | 2,823 SF | \$4,234.50 | Sept 30, 2027 |
| 250 | BQ & Associates | 2,147 SF | \$4,220.50 | Jan 31, 2028 |

OPERATING DATA: INCOME & EXPENSES

| ESTIMATED EXPENSES | CURRENT | INCOME | CURRENT |
|-----------------------|------------------|-------------------------------|---------------------|
| Gas & Electric | \$9,600 | Gross Monthly Rent | \$14,421.29 |
| Elevator Maintenance | \$2,400 | Gross Annual Rent | \$173,055.48 |
| Pest Control | \$960 | Net Rental Income | \$173,055.48 |
| CenturyLink | \$1,440 | Effective Gross Income | \$173,055.48 |
| Denver Water | \$960 | | |
| Association Dues | \$10,080 | | |
| Janitorial | \$24,000 | | |
| Insurance | \$7,800 | | |
| Management | \$9,000 | | |
| HVAC Maintenance | \$4,200 | | |
| Property Taxes | \$52,800 | | |
| Total Expenses | \$123,240 | | |



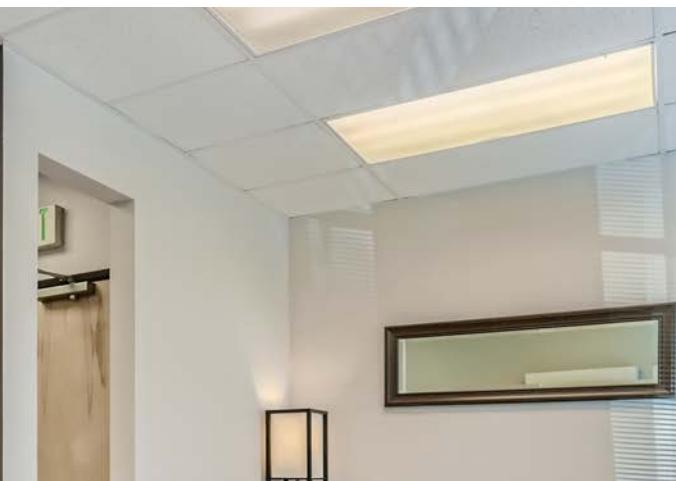
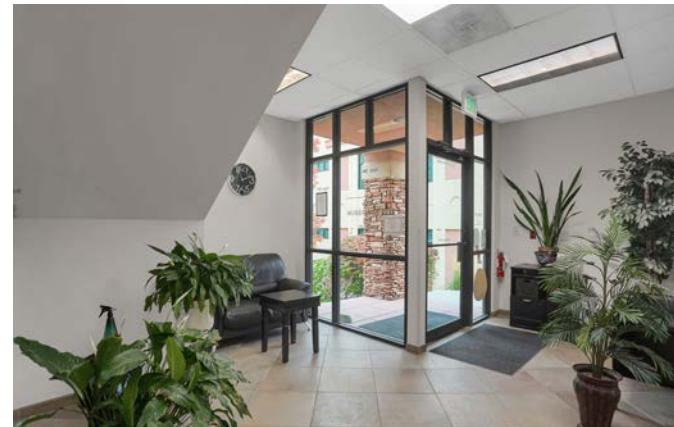
AERIAL PHOTOS



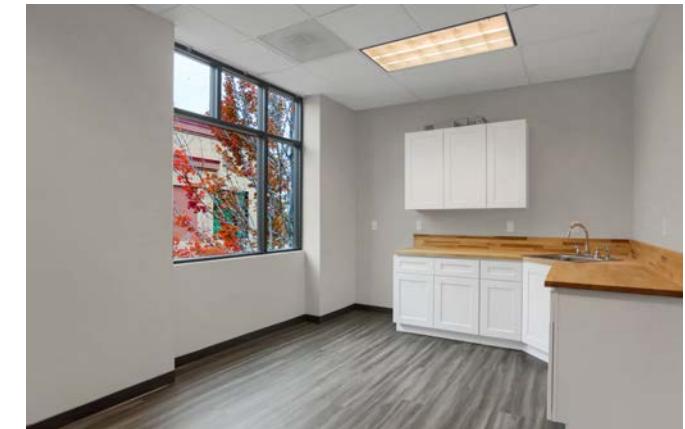
EXTERIOR PHOTOS



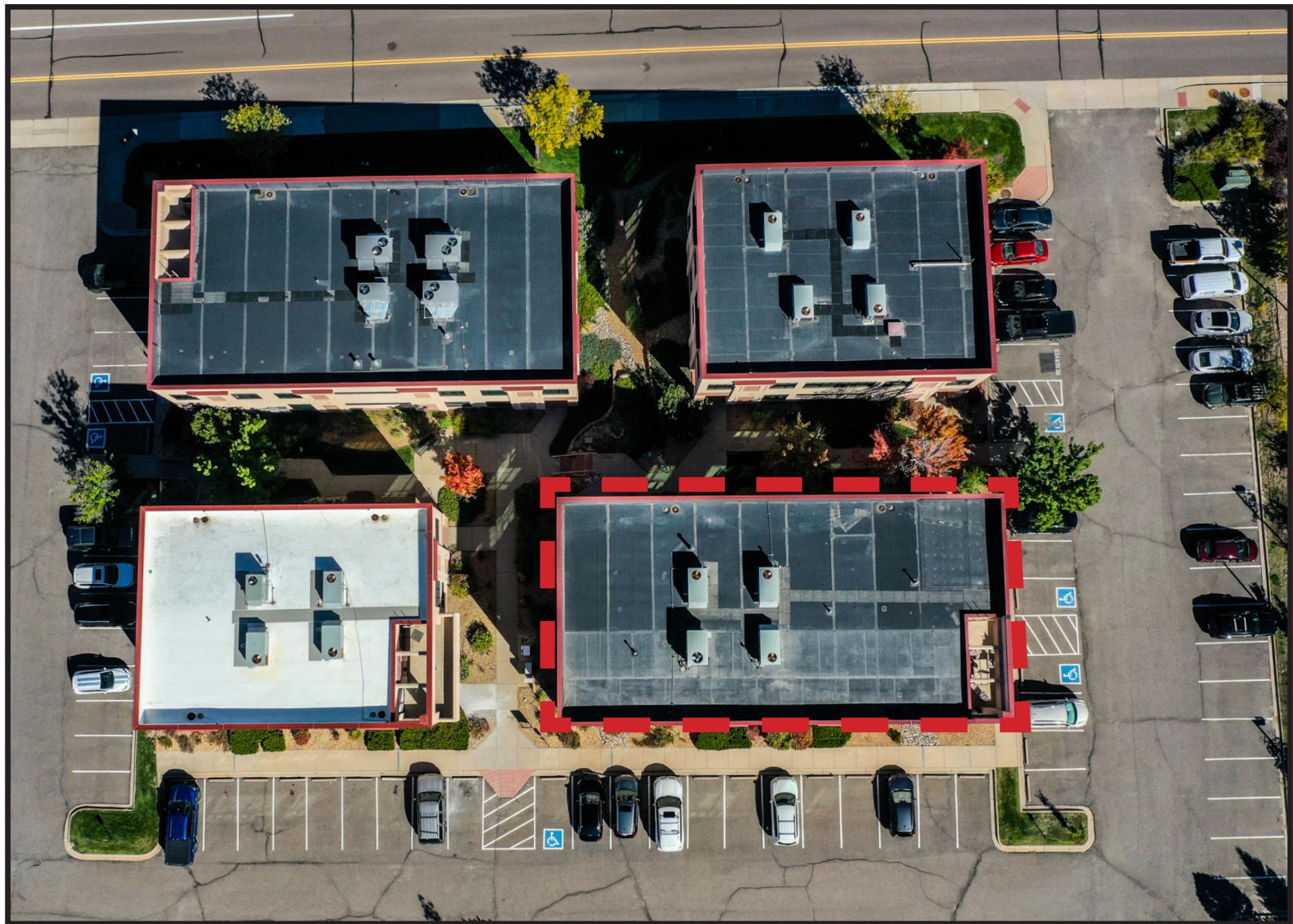
INTERIOR PHOTOS



INTERIOR PHOTOS



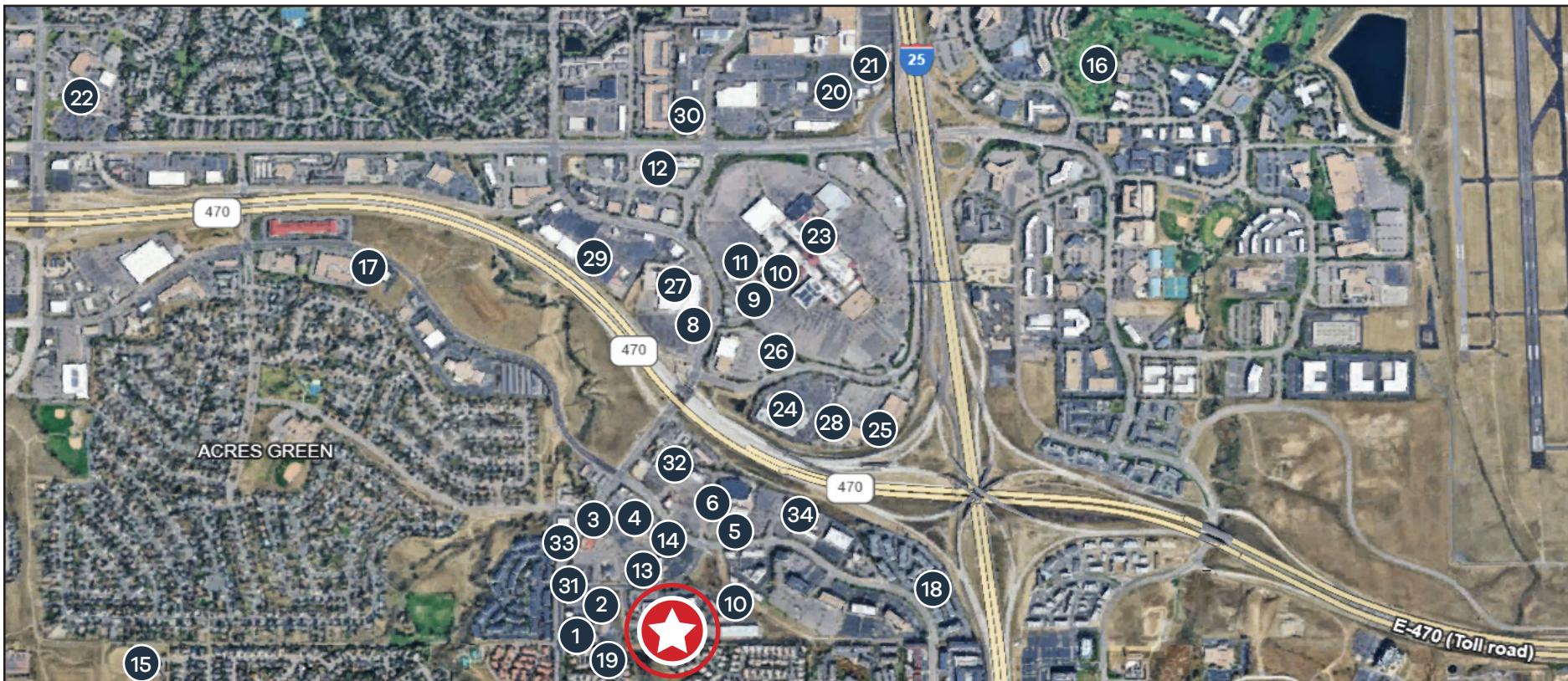
PROPERTY LAYOUT



AERIAL LOCATION



AREA MAP



AREA HIGHLIGHTS

DINING/BARS/COFFEE

- 1 NBX Asian Cuisine
- 2 The Hangout Place
- 3 Starbucks
- 4 Beau Jo's Colorado Pizza
- 5 Rio Grande Mexican Restaurant
- 6 Sazon
- 7 Cranelli's Italian Restaurant
- 8 Chick-fil-A
- 9 Yardhouse
- 10 Perry's Steakhouse
- 11 White Chocolate Grille
- 12 In-N-Out Burger

RECREATION/ENTERTAINMENT

- 13 Lucky Strike Lone Tree
- 14 iFly Indoor Skydiving
- 15 Lone Tree Golf Club
- 16 Inverness Golf Resort
- 17 Lone Tree Brewing Company

HEALTH & WELLNESS

- 18 Elevation Med Spa
- 19 Performance Ready Fitness
- 20 HOTWORX Yoga
- 21 Movement Centennial
- 22 VASA Fitness

RETAIL/SERVICES

- 23 Park Meadows Mall
- 24 CostCo Wholesale
- 25 Nordstrom Rack
- 26 The Container Store
- 27 At Home
- 28 Best Buy
- 29 Home Depot
- 30 BMO Bank
- 31 PNC Bank
- 32 7-Eleven
- 33 Lure Salon Lone Tree
- 34 Tru by Hilton

NEARBY MEDICAL FACILITIES





DEMOGRAPHICS

| | | | | | | | | |
|----------------------------------|------|--------|--------------------------------|------|-----------|-----------------------|------|-----------------|
| Population 2024 | 1 mi | 13,671 | Average Household Income | 1 mi | \$131,954 | Daytime Businesses | 1 mi | 1,548 |
| | 2 mi | 40,645 | | 2 mi | \$137,543 | | 2 mi | 5,315 |
| | 3 mi | 75,431 | | 3 mi | \$142,712 | | 3 mi | 8,090 |
| Population Projection 2029 | 1 mi | 15,752 | Daytime Employees | 1 mi | 15,419 | Consumer Spending | 1 mi | \$224,264,665 |
| | 2 mi | 45,498 | | 2 mi | 54,585 | | 2 mi | \$698,139,369 |
| | 3 mi | 83,137 | | 3 mi | 80,967 | | 3 mi | \$1,290,429,384 |

LONE TREE/PARK MEADOWS

Situated in the South Metro Denver region, Lone Tree stands out as one of Colorado's premier communities — where vibrant neighborhoods, scenic open spaces, and a dynamic business environment intersect to create an exceptional quality of life. The city offers an impressive mix of amenities and attractions, including the highly attended annual Summer Concert Series, the renowned Park Meadows Retail Resort, multiple championship golf courses, and an extensive network of parks and trails that appeal to residents and visitors alike. Lone Tree's strategic location along the Lincoln Station Light Rail, the southernmost stop on the line, provides direct and convenient access to downtown Denver and surrounding employment hubs. Its position at the crossroads of I-25 and C-470 ensures outstanding regional connectivity and high visibility for businesses. With low tax rates, a pro-business climate, a well-educated and skilled workforce, and proximity to the Rocky Mountains, Lone Tree offers a uniquely balanced environment for both business and lifestyle. The city's commitment to smart growth and infrastructure investment is reflected in its five RTD Light Rail stations, which support transit-oriented development opportunities and continued economic expansion. Home to a robust and diverse employment base exceeding 25,000 workers, Lone Tree features a thriving mix of Class A office, healthcare, and retail developments, making it a model for sustainable growth and a highly desirable destination for living, working, and recreation.

Nearby Transit

| | |
|-----------------------------|--------|
| Union Station Rail/Bus Line | 0.7 Mi |
| Lincoln Station Rail Line | 0.7 Mi |
| Park Meadows Bus Line | 0.6 Mi |

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

9224

TEDDY LANE

LONE TREE, COLORADO

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