



**15389 W 91ST PLACE
ARVADA, CO 80007**



LEASING@FSBREI.COM • (303) 870-0255

OVERVIEW



BUILDING SIZE

42,424 SF



LEASE TERMS

Contact broker
for terms



TYPICAL FLOORPLATE

21,000 SF



PARKING

5:1,000



CLASS

A



BUILT IN

2021



FLOORS

2



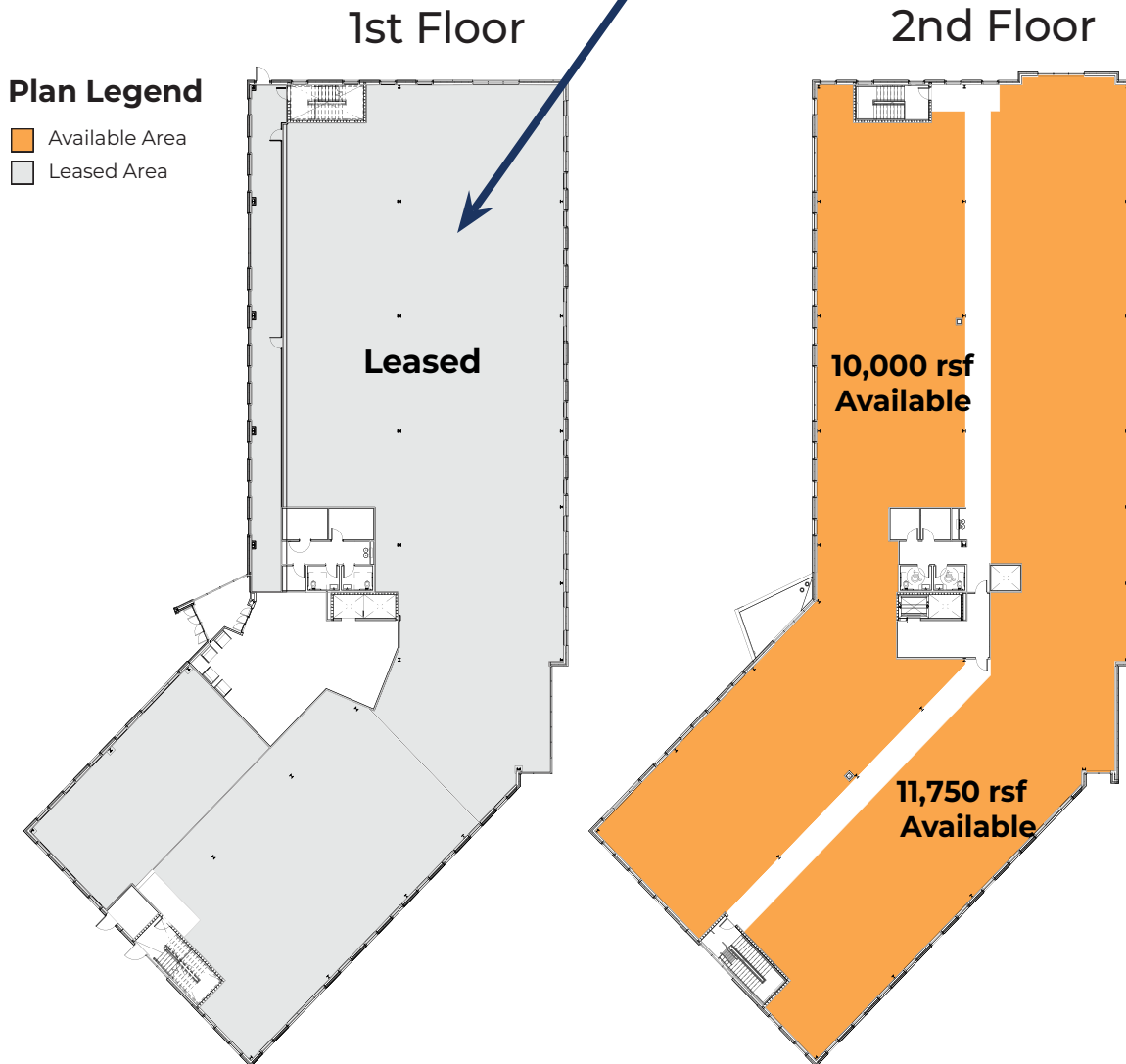
BUILDING SIGNAGE

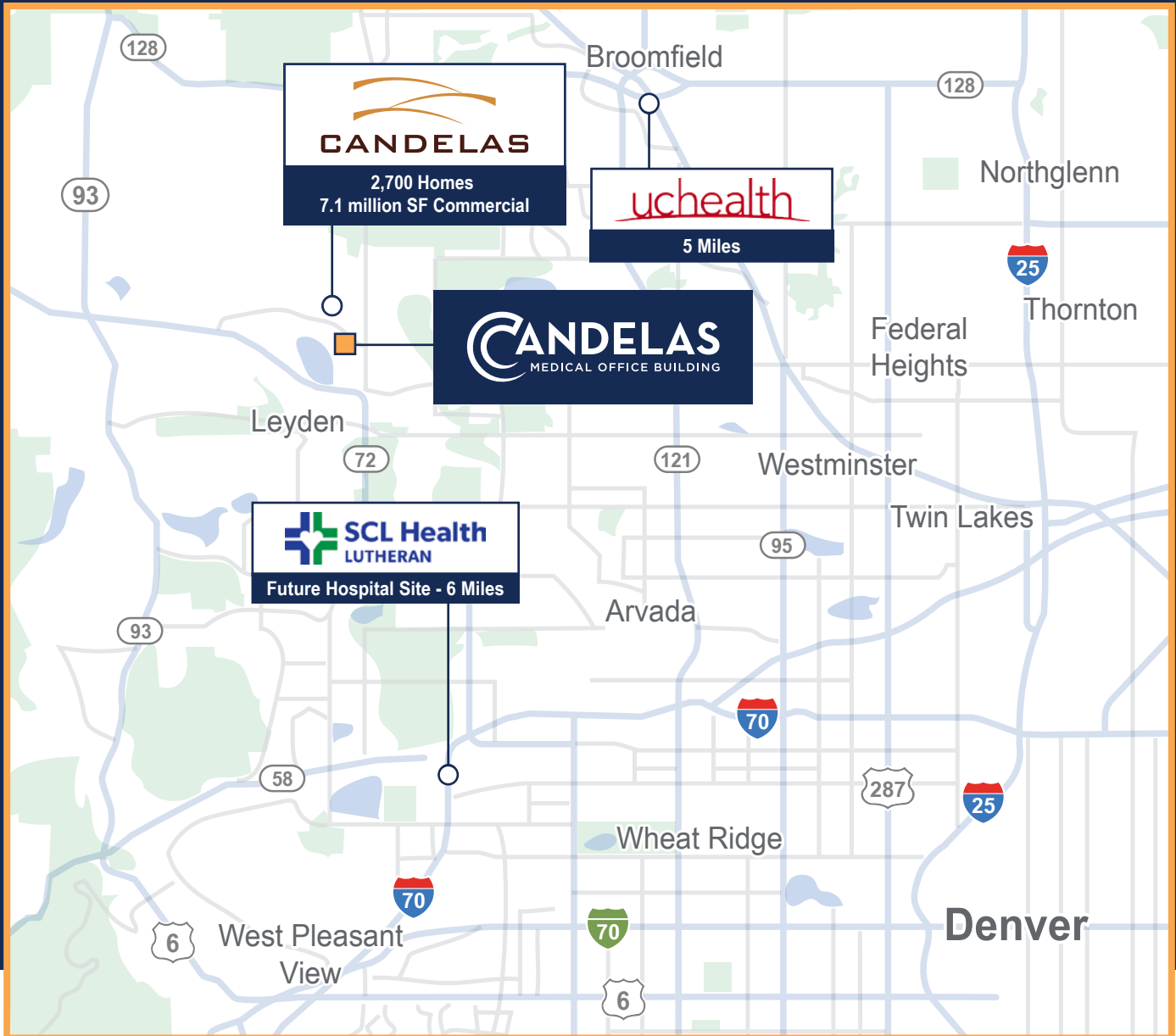
Available
(Based on terms)





8 PRIMARY CARE PROVIDERS





- The **ONLY MEDICAL OFFICE BUILDING** located among the new 1,500 acre, **MASTER-PLANNED COMMUNITY** in Arvada
- **HIGH GROWTH (20%+)** in the majority of service lines over the next 5 years + physician under supply in majority of specialties
- **SCL HEALTH IS ANCHOR TENANT** providing primary care services
- **OVER 3.3% ANNUAL POPULATION GROWTH** (compared to 0.7% national average)
- \$130,000 median household income, **ONE OF WEALTHIEST ZIP CODES IN THE STATE**, with residents **SPENDING 2X NATIONAL AVERAGE ON HEALTHCARE**.