



# LUTHERAN MEDICAL OFFICE BUILDING II, III, & IV

3550, 3455, & 3555 Lutheran Parkway  
Wheat Ridge, CO



## Creating Exceptional

Lutheran Medical Park is a premier three-building medical office campus located at the heart of Wheat Ridge's Lutheran Legacy Campus, a master-planned healthcare and mixed-use redevelopment. Owned and professionally managed by Lillibridge Healthcare Services, the campus offers a unique opportunity for healthcare providers to establish or expand their practice in a growing, patient-focused destination.

The campus features modern medical office space for lease with flexible floor plans designed to support a wide range of specialties, including laboratory, ENT, podiatry, dermatology, primary care, pediatrics, occupational health, internal medicine, dental, behavioral health, creating a built-in referral network and shared patient traffic for new providers. With space ready for immediate occupancy, the campus provides opportunities for providers of all sizes — from major health systems to individual practices.

With its central location, high visibility, and future-forward redevelopment setting, Lutheran Medical Park is ideally positioned to serve the growing healthcare needs of the Denver metro area. This campus is more than a medical office, it's a destination for patient care, provider collaboration, and long-term growth.



## LUTHERAN MEDICAL OFFICE BUILDING II, III & IV

3550, 3455, & 3555 Lutheran Parkway, Wheat Ridge, CO

Lutheran Medical Office Buildings are located in Wheat Ridge, a growing suburb just six miles west of Downtown Denver. The residential community features a mix of young professionals and retirees presenting healthcare professionals with an expansive patient network. The building's location is commuter-friendly with easy access to I-70, I-25, and public transportation, and is a short distance to two major hospitals: the new Lutheran hospital and St. Anthony Hospital.



### TRANSPORTATION



#### INTERSTATE

I-25	13 min drive	7.4 mi
I-70	8 min drive	2.2 mi



#### PUBLIC TRANSPORTATION

Bus Route 38 and 76	2 min walk	.3 mi
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#### NEARBY HOSPITALS

SCL Health Lutheran	8 min drive	3 mi
St. Anthony Hospital	13 min drive	6 mi
St. Joseph's Hospital	21 min drive	10 mi

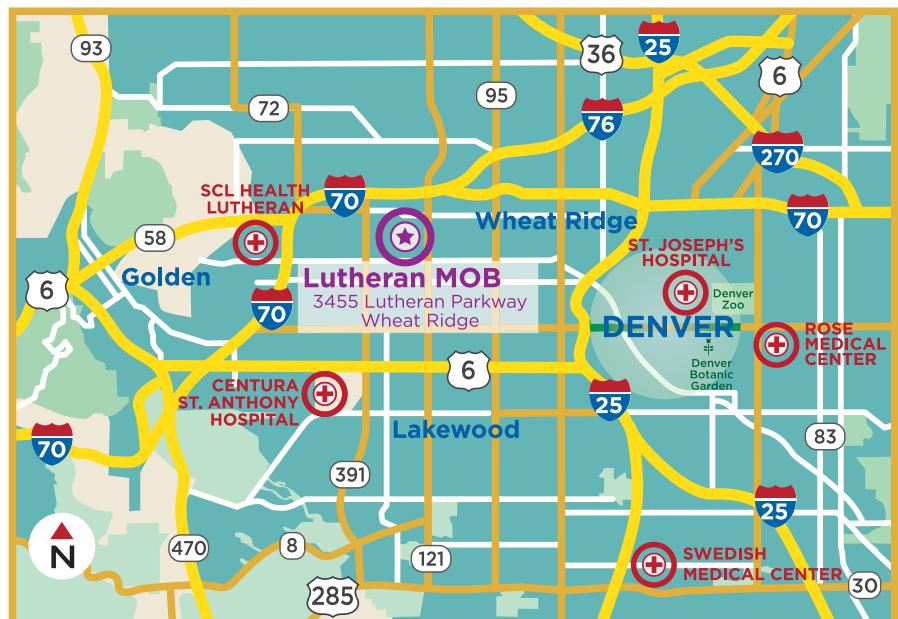


#### DOWNTOWN

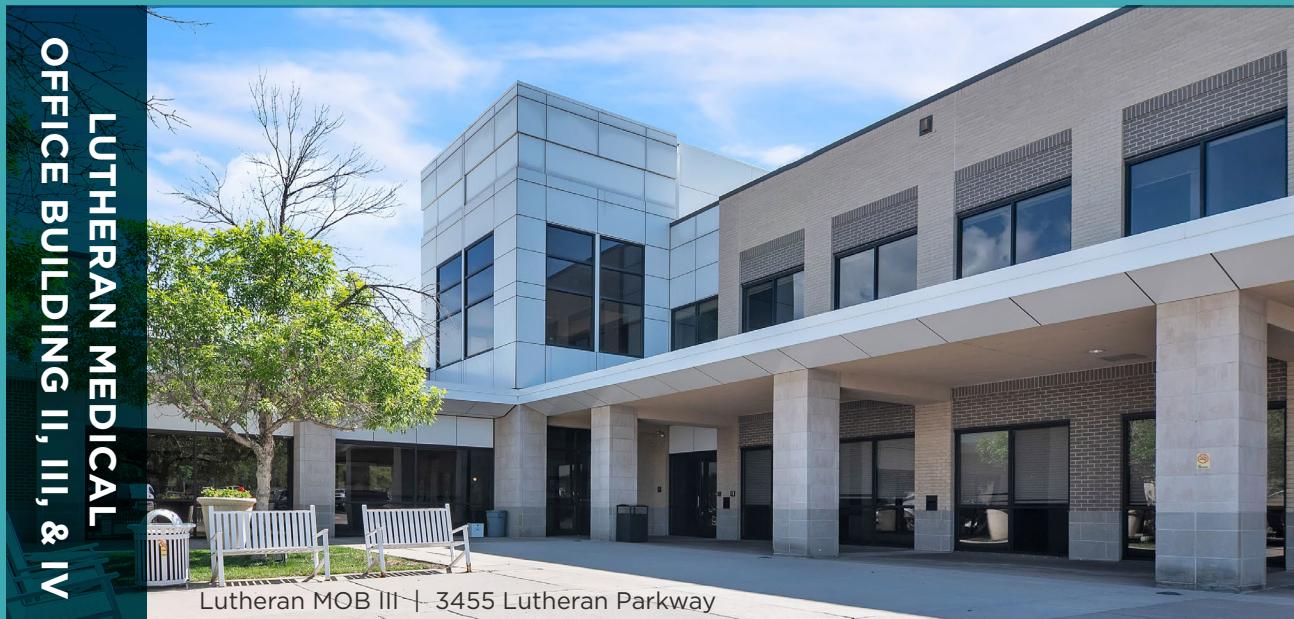
MUSEUMS, LANDMARKS, RESTAURANTS, PARKS & SHOPPING

Downtown Denver	19 min drive	6.6 mi
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### Location Map



# DEMOGRAPHICS



## POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2024 Total Population	9,387	351,931
2029 Total Population	9,381	353,232
Population Growth 2024-2029	-0.06%	0.37%
Average Age	44.80	39.30
HOUSEHOLDS	1 Mile	5 Mile
2024 Total Households	4,326	154,024
2029 Total Households	4,321	154,598
Growth 2024-2029	-0.12%	0.37%
Average Household Size	2.10	2.20
Median Home Value	\$608,812	\$547,893
Median Year Built	1963	1972

## LUTHERAN MEDICAL OFFICE BUILDING II, III & IV

### KEY CAMPUS HIGHLIGHTS

- Ample parking with more than 750 spaces across the campus
- On-site property management and responsive building services
- Convenient accessibility from major highways and public transportation
- Walkable proximity to planned mix-use development as part of the Lutheran Legacy redevelopment
- Just 3 miles from the new Lutheran Hospital and only 6 miles from downtown Denver



**34,180 SF | Two-story MOB**

### LUTHERAN MEDICAL OFFICE BUILDING II

3550 Lutheran Parkway  
Wheat Ridge, CO



**62,040 SF | Two-story MOB**

### LUTHERAN MEDICAL OFFICE BUILDING III

3455 Lutheran Parkway  
Wheat Ridge, CO



# AVAILABLE SPACE



**LUTHERAN MEDICAL  
OFFICE BUILDING IV**  
3555 Lutheran Parkway  
Wheat Ridge, CO

**45,903 SF | Three-story MOB**



## For Leasing Information

Contact Regional Leasing Director  
Jack Schuber at (720) 357-1719  
[jack.schuber@lillibridge.com](mailto:jack.schuber@lillibridge.com)

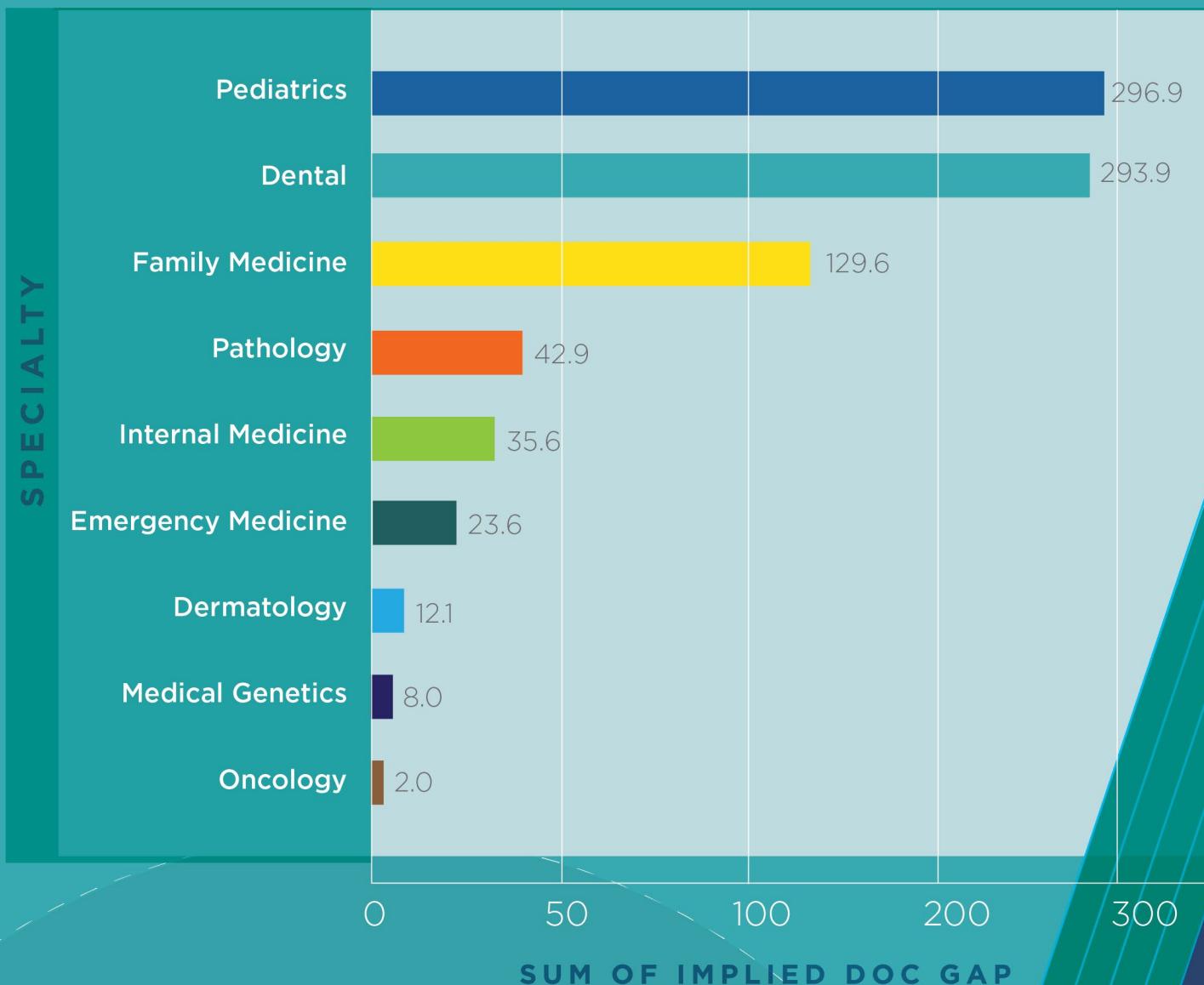
Scan or Click  
For List of  
Available Spaces



# SPECIALTIES IN DEMAND

## Top 9 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 1,140,036



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

# OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

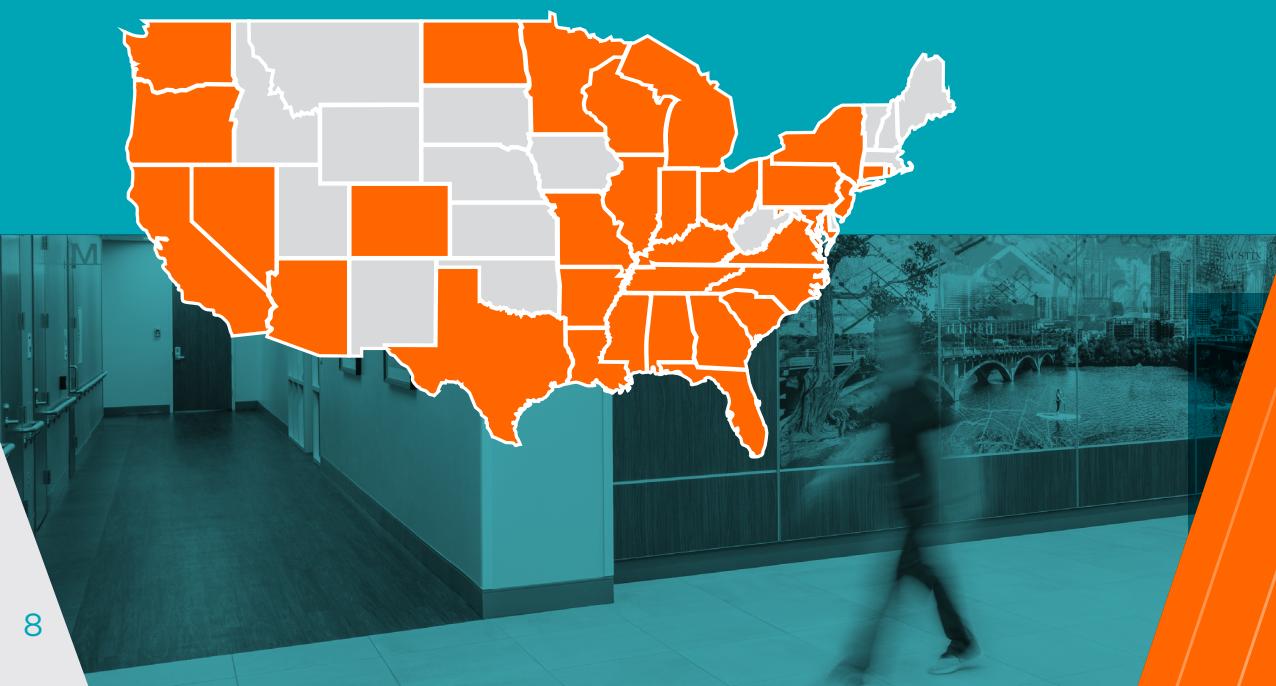
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



## Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



# ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

Medical Office  
Buildings



WE ADVISE

150+

Hospital  
Partners



WE LEASE

30+

States With  
Properties



WE MANAGE



WE MONETIZE

## Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.

## LUTHERAN MEDICAL OFFICE BUILDINGS II, III, & IV



Regional Leasing Director:

JACK SCHUBER

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