



MEDICAL & OFFICE FOR LEASE

EXECUTIVE SUMMARY

Address:	265 Tanglewood Lane, Silverthorne, CO
Building Size:	11,005 square feet
Year Built:	2005
Parking:	42 surface spaces (3.86 : 1,000 sf)
Zoning:	C-1 (Town of Silverthorne)
Permitted Uses:	Medical, dental, professional office, professional services, medical spa, retail.
Space Available:	Unit W1: 1,976 SF Dental Office Unit W2: 2,155 SF Vacant — Former Physical Therapy Office



JAIMEE KEENE, MBA

Founder & CRE Broker
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FOR LEASE

TANGLEWOOD MEDICAL PLAZA

265 TANGLEWOOD LN, SILVERTHORNE, CO 80498



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UNIT W1 - DENTAL OFFICE 1,976 SQUARE FEET

- 4 operatories (dental equipment excluded)
- Kitchen/break room
- X-Ray & Sterilization rooms
- One restroom (additional common area restrooms available)
- Two private offices
- Treatment room
- Reception desk
- Waiting room
- Air Conditioning
- Fully Sprinklered
- Storage closets
- Ground level unit
- Mountain views
- Available December 1, 2025

**RENT: \$32.00/SF
+ \$13.63 NNN EXPENSES**



Unit W1 Floor Plan



*Please do not disturb tenant. Contact Jaimee Keene to arrange a showing.

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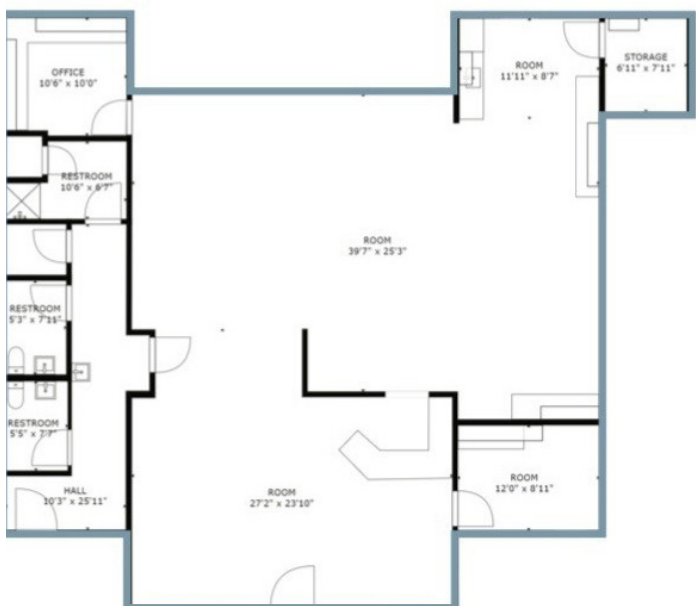
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UNIT W2 – VACANT OFFICE 2,155 SQUARE FEET (Divisible)

Former Physical Therapy Office

- Divisible into two units
- Air conditioning
- Common area restrooms
- Private entrance
- Ground level unit
- Mountain views
- Plumbing in unit
- Fully sprinklered
- Suitable for office, professional, retail, or medical uses
- Immediate availability

**RENT: \$32.00/SF
+ \$13.63 NNN EXPENSES**



Unit W2 Floor Plan (Divisible)



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AREA OVERVIEW



2024 Demographics	1-Mile	3-Mile	5-Mile
POPULATION			
Total Population:	1,895	10,213	18,661
Median Age:	39.1	38.5	39.3
HOUSEHOLDS			
Total Households:	772	4,158	7,650
INCOME			
Avg. Household Income:	\$131,146	\$102,651	\$120,957
Median Household Income:	\$107,025	\$83,920	\$97,318
EMPLOYMENT			
Businesses:	310	770	1,688
Employees:	2,265	6,435	13,508

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