

# MEDICAL/DENTAL OFFICE FOR LEASE



**8683 E LINCOLN AVE.  
LONETREE, COLORADO 80124**

Lincoln Professional Plaza is a rare medical & dental office building with private entrances to each suite, providing both dental, medical and office suites. Lincoln Professional Plaza is an attractive medical & general office building. Located in Lone Tree, Colorado just 5 minutes to the Sky Ridge Medical Center campus. Close to shops, multiple grocery anchored retail, restaurants, Class A office and surrounded by numerous roof tops make it a perfect fit for a new practice, existing or a 2nd location for your patients.

- Private Separate Entrances
- Monument Signage throughout
- Ample Surface Parking.
- 24 Hour building access.

## PROPERTY STATISTICS

BUILDING		SITE	
SIZE	16,670	SITE SIZE	1.05 acres
YOC	2002	PARKING	3.55:1,000
NNN Est.	\$16.30/sf		

## ASKING RENT

**\$11.00 + NNN FOR FIRST 6 MONTHS  
THEN  
\$22.00 + NNN**

**Suite 120 - 3,016 square feet  
(Turnkey Dental Space)**



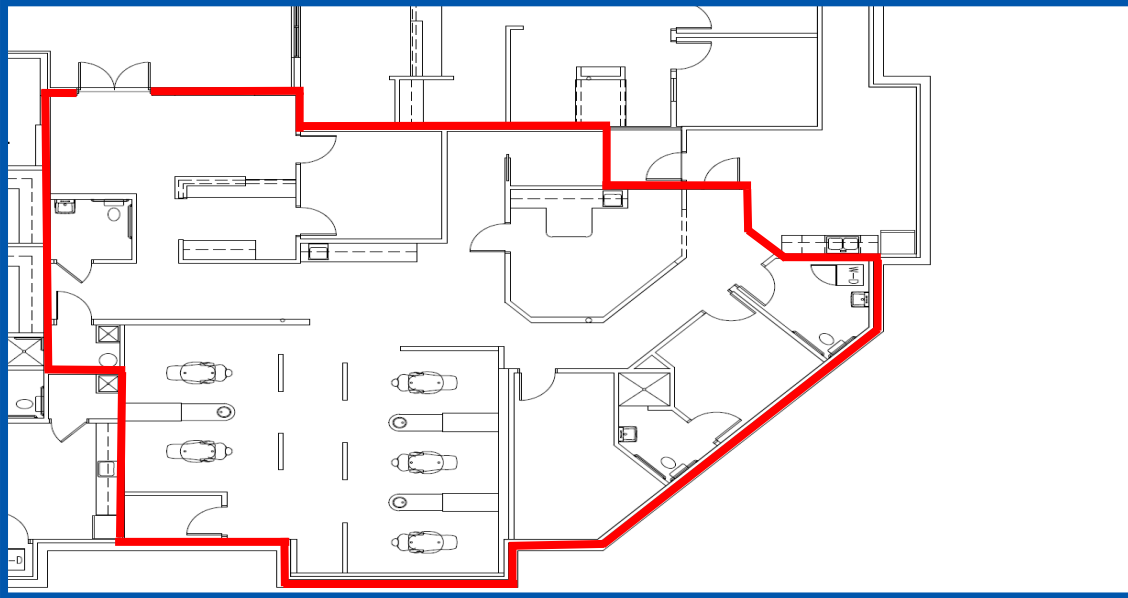
## FOR MORE INFORMATION, PLEASE CALL:

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Greenwood Village, CO 80111  
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learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)



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**FLOOR PLAN—SUITE 120 - 3,016 SF**



**Suite 120**  
Perfectly sized turnkey dental space with 5 operatories, offices, lab, storage, 3 restrooms including a shower, a large common kitchenette with dishwasher and sink. Ready for a Dental user looking for a modern clean space ready today.

**RENT SCHEDULE**

**HALF RENT FOR MONTHS ONE THROUGH SIX  
\$11.00NNN (\$6,861.40/month)**

**FULL RENT FOR MONTHS SEVEN+  
\$22.00NNN (\$9,626.07/month)**

**DEMOGRAPHICS**

POPULATION	1 Mile	3 Mile	5 mile
2010 Population	10,421	62,661	163,548
2022 Population	13,190	75,741	201,493
2027 Estimate	15,192	85,839	224,758
HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average	\$ 169,273	\$ 147,127	\$ 148,249

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Households	3,830	23,854	61,504
2022 Households	4,854	29,404	76,602
2027 Estimate	5,597	33,382	85,372
TRAFFIC COUNTS - Vehicles Per Day			
LINCOLN AVE.	40,905	At Rosemont Ave	29,796

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



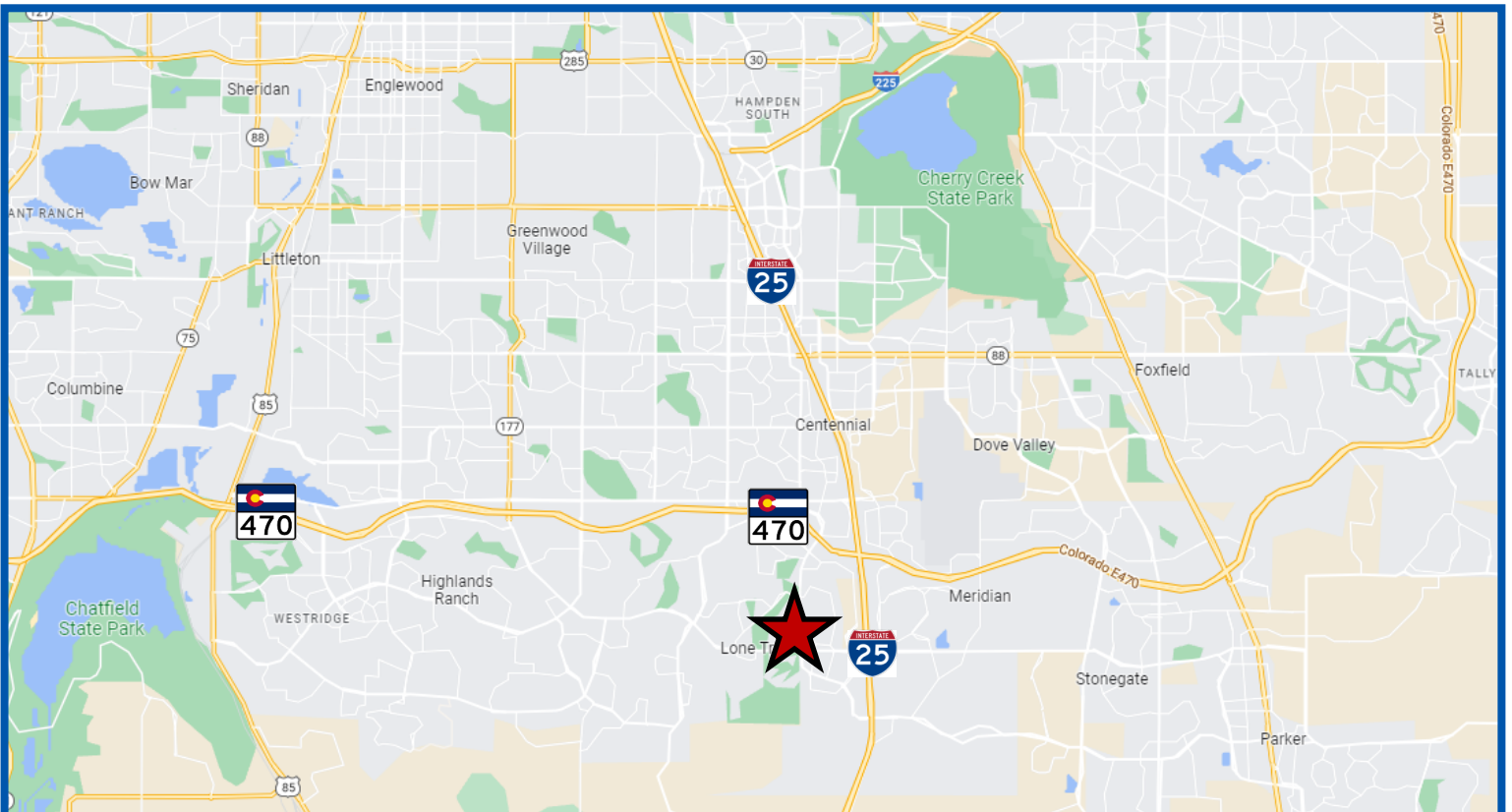
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