



*Now Available For Lease*

**9556 PARK MEADOWS DRIVE**

**LONE TREE, COLORADO, 80124**

INCREDIBLE OPPORTUNITY IN THE  
HEART OF THE LONE TREE!

## GREAT LOCATION OFFICE, MEDICAL, AND RETAIL SPACE!

Introducing The Courtyards at Lone Tree, an exclusive enclave of professional office, medical, and retail spaces that redefine commercial real estate excellence. With the tenant anchor being UC Health you can also join them in this great location. Nestled high above the vibrant Park Meadows Entertainment District, these buildings provide a prestigious location with unparalleled views of the western horizon. With a commitment to superior quality and craftsmanship, The Courtyards at Lone Tree offer businesses an ideal setting to thrive in. Whether you're seeking a prime office, retail or medical facility, these buildings grant convenient access to a wealth of area amenities, making it a strategic choice for your next business endeavor. Elevate your business presence and enjoy the pinnacle of convenience at The Courtyards at Lone Tree.

### SPACES

**1,210 SF**

UNIT 100 - 9556

**1,230 SF**

UNIT 200 - 9556

**2,440 SF**

UNIT 100-200  
COMBINATION OPTION

**4,850 SF**

SUITE 400-600 . 9556  
THIS SPACE IS WIDE OPEN  
AND WAS PREVIOUSLY A  
CROSS FIT GYM.

**\$19-22 SF NNN**

LEASE RATE

**\$10.60 SF**

OPERATING EXPENSE

**3.6:1000**

PARKING SPACES OFFICE

**4.0:1000**

PARKING SPACES MEDICAL

**2009**

YEAR BUILT

**3**

REMAINING SPACES

**IMMEDIATE**

AVAILABILITY FOR  
OCCUPANCY

PROPERTY TYPE: **OFFICE/MEDICAL/RETAIL**

YEAR BUILT: **2009**

BUILDING CLASS **B**

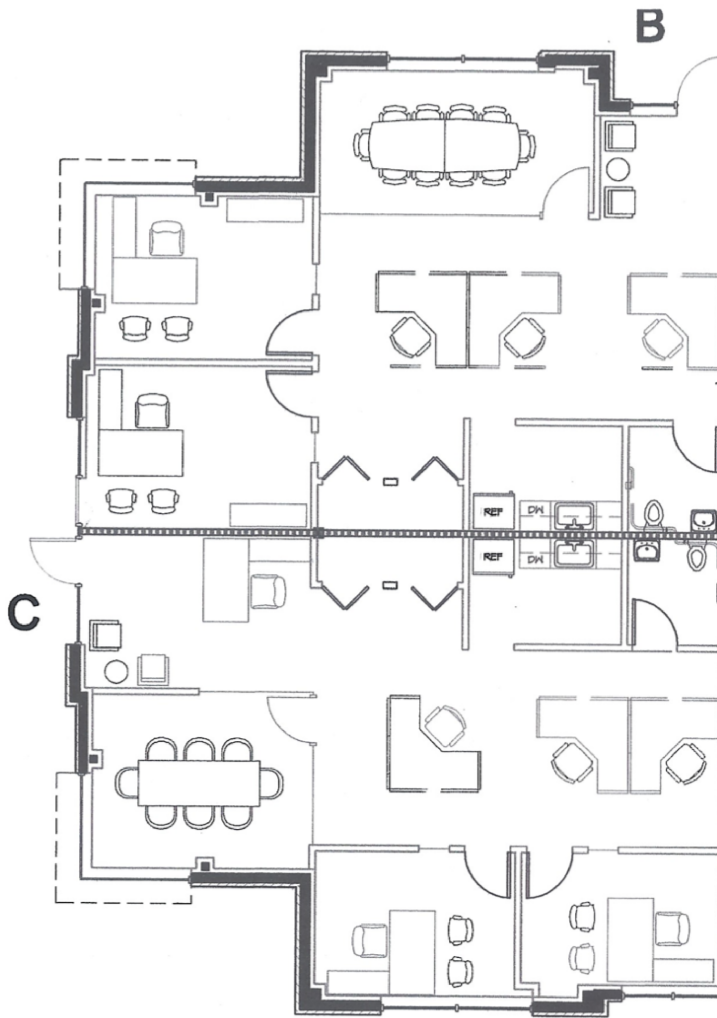
TENANCY **MULTIPLE**

NO. STORIES **1**



ONE





# ONE REALTYONEGROUP

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PREMIER

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