

PROJECTED COMPLETION: FALL 2027

MEADOWS MEDICAL PLAZA

MEDICAL PLAZA



ARAPAHOE
COMMUNITY COLLEGE

ZONING RESTRICTIONS



MEADOWS PKWY

RED HAWK DR

NO ZONING RESTRICTIONS

AN UNRESTRICTED MEDICAL USE OFFICE BUILDING IN CASTLE ROCK

PHYSICIAN OWNERSHIP OPPORTUNITIES
CONTACT BROKER FOR DETAILS

FOR LEASE



MEADOWS MEDICAL PLAZA
VIRTUAL TOUR

Virtual Tour is for Design Showcase Only, Subject to Change

PROPERTY OVERVIEW

CONTACT BROKER FOR PRICING DETAILS

±18,000 SF

FLOORPLATE

±54,000 SF

3 STORY BUILDING

Favorable Zoning

NO MEDICAL USE RESTRICTIONS



2027

THIRD QUARTER

Close Proximity

TO ADVENTHEALTH HOSPITAL

LOCATION MAP



- ① MEADOWS MEDICAL PLAZA
- ② ADVENTHEALTH HOSPITAL
- ③ NEW HOPE PRESBYTERIAN CHURCH
- ④ SHERWIN-WILLIAMS
- ⑤ FARMGIRL: FOOD, WINE, & SPIRITS
- ⑥ THE LIBRARY CO. BAR & KITCHEN
- ⑦ THE WHISKEY LODGE
- ⑧ CVS
- ⑨ IC BREWHOUSE CASTLE ROCK
- ⑩ MERCANTILE PARK
- ⑪ UBERGRIPPEN INDOOR CLIMBING
- ⑫ CASTLE ROCK FIRE STATION
- ⑬ ANB BANK
- ⑭ FIREHOUSE SUBS
- ⑮ EINSTEIN BROS. BAGELS
- ⑯ GOOD 2 GO
- ⑰ LIMELIGHT DENTAL CARE
- ⑱ ORANGETHEORY FITNESS
- ⑲ BUCKET LIST TAVERN

- ⑳ DIMENSION NAILS
- ㉑ AMC CASTLE ROCK
- ㉒ SPORTS MED & REHAB LIMELIGHT
- ㉓ ARAPAHOE COMMUNITY COLLEGE
- ㉔ CASTLE ROCK KINDERCARE
- ㉕ THREE PEAKS CAPITAL MGMNT.
- ㉖ ORCHARD MED SPA
- ㉗ NOTHING BUNDT CAKES

**MEADOWS
MEDICAL PLAZA**
0.1 Miles To AdventHealth

AdventHealth

25 MI.
 DENVER

11 MI.
 LONE TREE

20 MI.
 HIGHLANDS RANCH

ADVENTHEALTH HOSPITAL OVERVIEW



Castle Rock, is a healthcare facility committed to providing comprehensive services, including breast care, emergency care, heart and vascular care, imaging services, mother and baby care, orthopedic care, sports medicine, and rehabilitation. Emphasizing whole-person care, the hospital, formerly known as Castle Rock Adventist Hospital, has been serving the community since 2013. They prioritize patient safety, receiving an "A" grade from The Leapfrog Group, and offer innovative technologies like robotic-assisted technology for total knee replacement.



250

TOTAL BEDS

198

PROVIDERS • 22 SPECIALTIES

Safety

NATIONALLY RECOGNIZED
FOR PATIENT SAFETY

1,000+

EMPLOYEES

4,000+

INPATIENT ADMISSIONS

POTENTIAL MEDICAL USES

INCLUDING BUT NOT LIMITED TO:



“LOCATED IN THE 8TH WEALTHIEST COUNTY IN THE USA”*

CASTLE ROCK, COLORADO is a world-class community nestled just south of Colorado’s capital city. With more than 70,000 residents, Castle Rock values its small-Town character, its traditional Downtown core and its regular community events.

Castle Rock is a full-service municipality. It employs about 566 full-time employees to provide police, fire, emergency medical, parks, recreation, water and transportation services. Community growth slated to grow to 130,000-150,000 residents, the Town will continue to provide high-quality services while preserving the community's history and heritage.

The Town’s identity stems not only from the namesake Rock, but also from a scenic natural landscape that surrounds it. There are 87 miles of trails, 50 well-planned parks and more than 6,000 acres of open space for residents and visitors to enjoy.

*Source: US News and World Reports, December of '23

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimate	41,798	82,659	150,418
2026 Projection	48,713	92,684	164,538
Median Age	35.5	37.21	37.4
Households	14,363	29,608	56,051
Avg. Household Income	\$116,406	\$110,154	\$105,687

BUSINESS

Total Businesses	437	2,104	4,221
Employees	4,119	19,282	50,341



FLOOR PLANS

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.

1ST
FLOOR

AVAILABLE
SPACE

18,317 SF

DIVISIBLE TO APPROXIMATELY 9,150 SF

AVAILABLE
SPACE

Northeast
Corner

MEADOWS MEDICAL PLAZA



FLOOR PLANS *continued*

Contact broker now for specific infrastructure build-out requirements prior to groundbreaking.

2ND
FLOOR

AVAILABLE
SPACE

AVAILABLE
SPACE

3RD
FLOOR

AVAILABLE
SPACE

AVAILABLE
SPACE

AVAILABLE
SPACE

AVAILABLE
SPACE

18,317 SF

DIVISIBLE TO APPROXIMATELY 4,500 SF

17,832 SF

DIVISIBLE TO APPROXIMATELY 8,900 SF

Southeast
Corner



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MEDICAL PLAZA

CONTACT BROKERS FOR PRICING



MATT KULBE • LEAD
O: 720.635.4591
matt.kulbe@navpointre.com



MATT CALL • PRINCIPAL
O: 720.420.7530 • C: 303.956.5781
matt.call@navpointre.com



JACKSON NAYLOR
O: 303.552.4958
jackson.naylor@navpointre.com



AVERY SPROUT
O: 720.391.4845
avery.sprout@navpointre.com

navpoint
REAL ESTATE GROUP

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VIRTUAL TOUR

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📍 20 N WILCOX STREET, SUITE 118B • CASTLE ROCK, CO 80104

📞 720.420.7530

✉️ infonavpointre.com

