

10463

PARK MEADOWS

SUITES 206 & 210

LONE TREE • CO

SINGLE TENANT NET
LEASED MEDICAL OFFICE

OFFERING MEMORANDUM
10465 PARK MEADOWS DRIVE
SUITES 206 & 210 | LONE TREE, CO



MATT CALL Principal

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navpoint

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present i-Orthodontics, a premier multi-location orthodontic practice offering exceptional growth potential and strong brand recognition across the Denver Metro area. Founded and led by board-certified orthodontist Dr. Isaac Chung, i-Orthodontics operates from three high-performing, strategically located offices in Lone Tree, Cherry Creek, and Aurora.

Renowned for its clinical excellence, innovative treatment plans, and award-winning Invisalign services, i-Orthodontics holds the prestigious designation of Diamond Plus Invisalign Provider—placing it among the top practices nationwide. The brand has built a loyal and growing patient base by delivering exceptional outcomes in both traditional and clear aligner orthodontics.

With a patient-first philosophy, a strong digital presence, and proven operational systems, i-Orthodontics represents a rare opportunity to acquire a high-performing, established healthcare business in one of Colorado's most desirable markets. The practice also demonstrates strong community engagement and philanthropic involvement, aligning with broader trends in socially responsible healthcare.



PROPERTY OVERVIEW

ADDRESS

10463 Park Meadows Drive, Suites 206, & 210
Lone Tree, CO 80124

PROPERTY TYPE

Medical Office Condominium

CONDOMINIUM SIZE

Unit 206 – 3,566 SF

Unit 210 – 1,978 SF

Total - 5,544 SF

PARCEL ACCOUNT

206 – R0475432

210 - R0475436

YEAR BUILT

2007

PRICE:

\$2,075,000

NET OPERATING INCOME

\$150,228

CAP RATE

7.24%

TERM

22 Years (7 years remaining plus 3, 5-year renewal options)

10463 PARK MEADOWS DR. CAP RATE MATRIX

PURCHASE PRICE \$2,225,000

Period	NOI	Cap Rate	
8/1/2025 - 7/31/2026	\$150,228	7.24%	Initial Term
8/1/2026 - 7/31/2027	\$152,857	7.37%	
8/1/2027 - 7/31/2028	\$155,532	7.50%	
8/1/2028 - 7/31/2029	\$158,254	7.63%	
8/1/2029 - 7/31/2030	\$161,023	7.76%	
8/1/2030 - 7/31/2031	\$163,841	7.90%	Initial Term / First Renewal Option*
8/1/2031 - 7/31/2032	\$166,708	8.03%	
8/1/2032 - 7/31/2033	\$169,625	8.17%	
8/1/2033 - 7/31/2034	\$172,594	8.32%	First Renewal Option*
8/1/2034 - 7/31/2035	\$175,614	8.46%	
8/1/2035 - 7/31/2036	\$178,688	8.61%	First / Second Renewal Option*
8/1/2036 - 7/31/2037	\$181,815	8.76%	
8/1/2037 - 7/31/2038	\$184,996	8.92%	Second Renewal Option*
8/1/2038 - 7/31/2039	\$188,234	9.07%	
8/1/2039 - 7/31/2040	\$191,528	9.23%	
8/1/2040 - 7/31/2041	\$194,880	9.39%	Second / Third Renewal Option*
8/1/2041 - 7/31/2042	\$198,290	9.56%	
8/1/2042 - 7/31/2043	\$201,760	9.72%	Third Renewal Option*
8/1/2043 - 7/31/2044	\$205,291	9.89%	
8/1/2044 - 7/31/2045	\$208,884	10.07%	
8/1/2045 - 1/31/2046 (Partial Year)	\$105,348	5.08%	

*If exercised, assumed 1.75% annual increases

TENANT SUMMARY



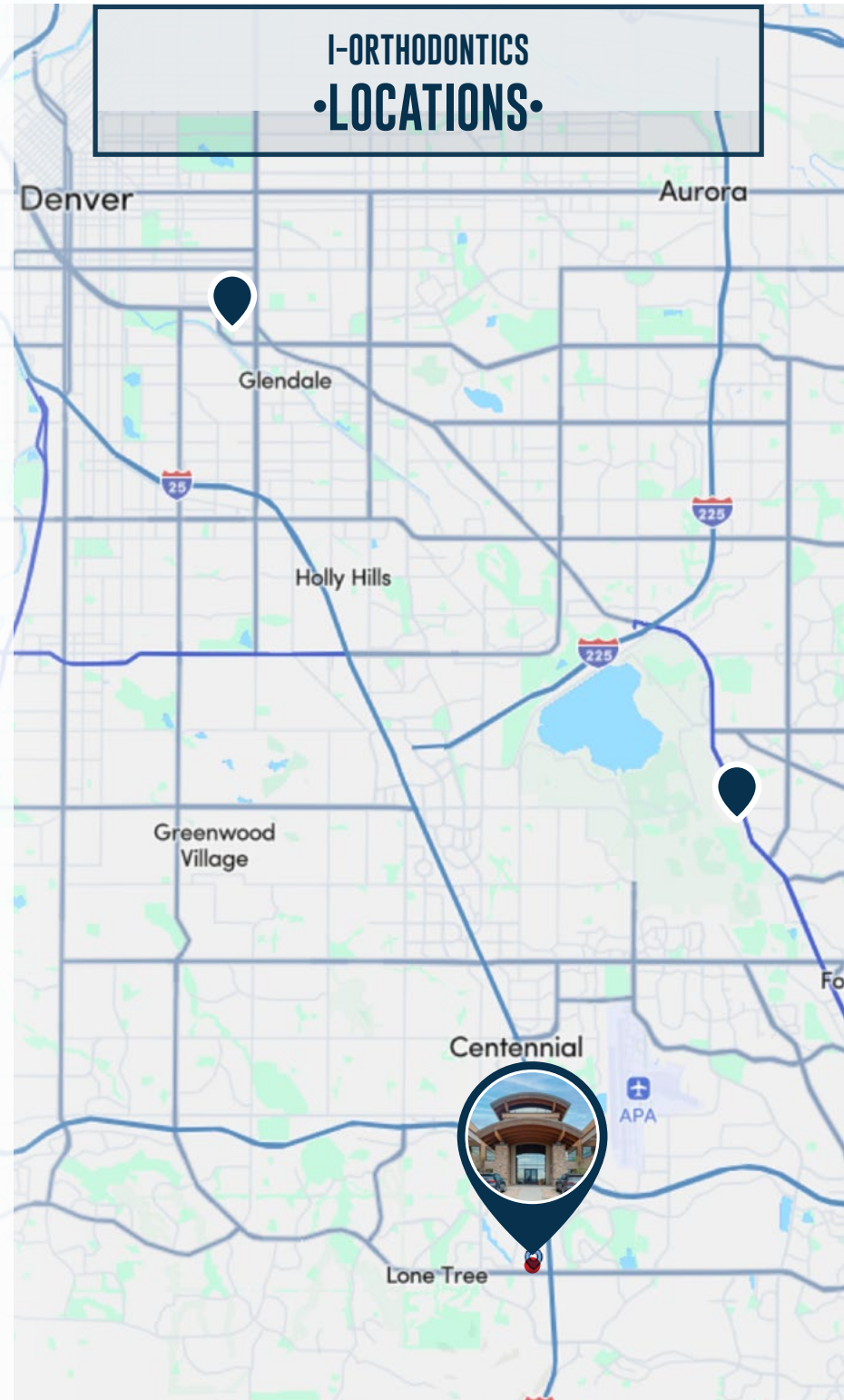
ORTHODONTICS

i-Orthodontics is a leading orthodontic practice in Colorado dedicated to helping patients live life smiling. With a focus on personalized care and clinical excellence, the practice offers a full range of orthodontic treatments for children, teens, and adults—including Invisalign, traditional braces, and early intervention.

Led by Dr. Isaac Chung, a board-certified orthodontist with degrees from Stanford and the University of Pennsylvania, the i-Orthodontics team is known for its expertise, warmth, and commitment to patient comfort. As a Diamond Plus Invisalign provider, the practice is recognized for its advanced treatment capabilities and innovative approach to smile design.

With convenient locations in Lone Tree, Cherry Creek, and Aurora, i-Orthodontics creates a welcoming, family-like environment where patients can feel confident and cared for. The team is also deeply involved in the community, supporting initiatives that increase access to dental care for children across Colorado.

At i-Orthodontics, it's not just about straightening teeth—it's about transforming lives, one smile at a time.



CORUS ORTHODONTISTS



Corus Orthodontists is a doctor-owned and doctor-led orthodontic partnership that operates without backing from private equity or traditional corporate dental service organizations. Founded in 2019 by a group of 18 orthodontists, the company is structured around a unique “buy-in” model where participating doctors invest both cash and equity to become partners. This internal financing approach allows Corus to fund its growth and operations without relying on outside debt, ensuring financial discipline and long-term alignment among its members. The shared ownership model promotes clinical autonomy, operational efficiency, and collective decision-making, while also allowing doctors to directly benefit from their practice’s performance. Overall, Corus’s credit strength lies in its internally funded, risk-sharing structure that emphasizes sustainability, alignment, and control among its partner-doctors.



PROPERTY PHOTOS



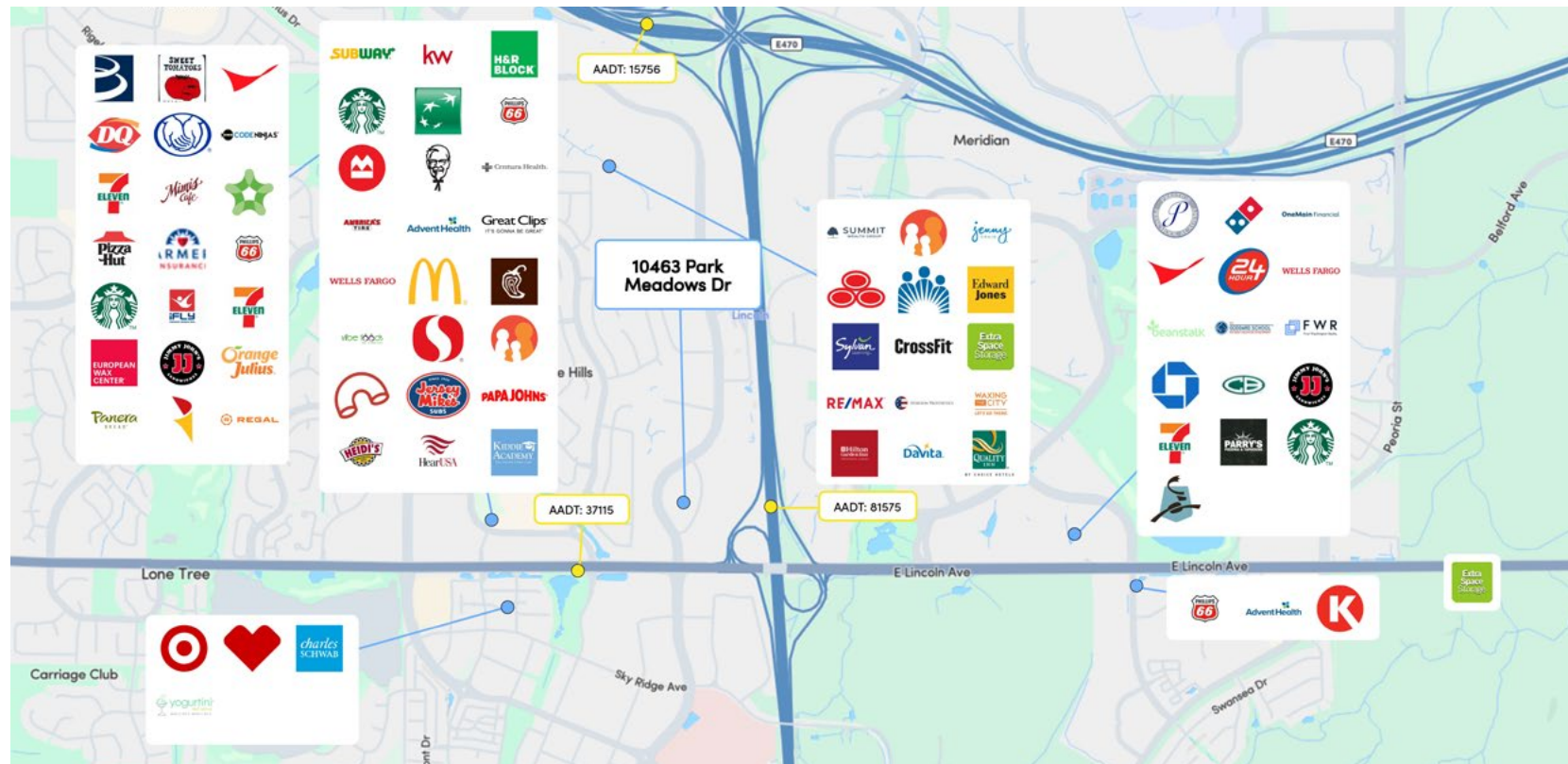
PROPERTY AERIAL



NEARBY RETAIL AND DEMOGRAPHICS

Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	11,948	13,045	60,100	63,901	197,980	208,066
Workday Population	7,651	--	64,358	--	183,280	--
Total Households	5,654	6,174	24,615	26,209	75,159	79,157
Avg. Household Income	\$164.9k	\$174.3k	\$176.7k	\$188.5k	\$185.5k	\$199k
Total Consumer Spend	\$319m	\$351.6m	\$1.9b	\$2.1b	\$6.4b	\$7.1b



MARKET OVERVIEW

Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

**MAJOR
TRANSPORTATION
CENTER**



**EMPHASIS ON
SKILLED JOBS**



**THRIVING
ALTERNATIVE
ENERGY SECTOR**



MARKET OVERVIEW

METROPLEX GROWTH - **ECONOMY**

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%

MANUFACTURING



19%

PROFESSIONAL AND
BUSINESS SERVICES



13%

GOVERNMENT



10%

LEISURE & HOSPITALITY



8%

FINANCIAL ACTIVITIES



18%

TRADE, TRANSPORTATION,
& UTILITIES



7%

CONSTRUCTION



12%

EDUCATION &
HEALTH SERVICES



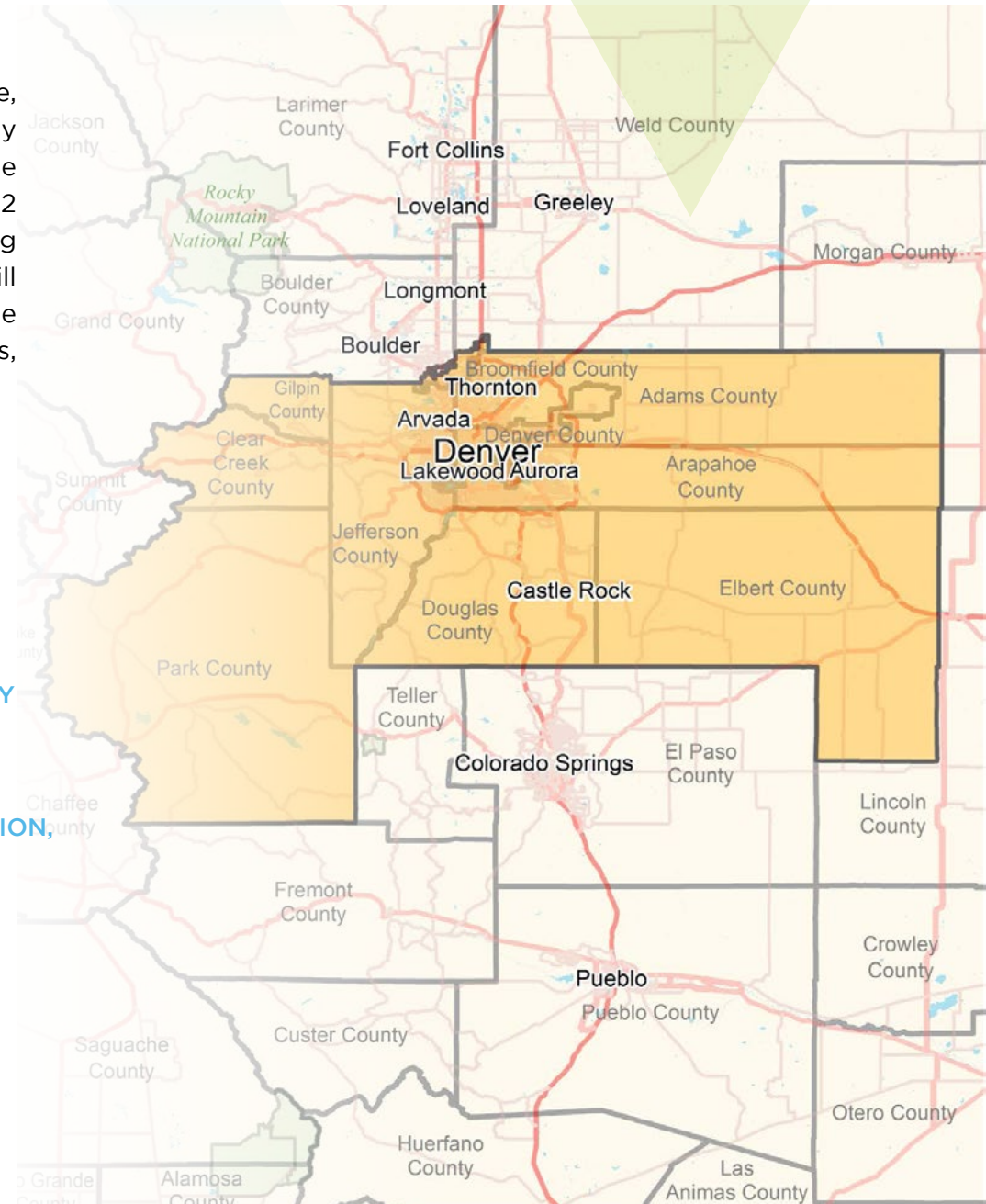
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INFORMATION



4%

OTHER SERVICES



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