

Medical Office Space For Lease

Foxridge Medical



8120 S. Holly Street, Centennial CO

City: Centennial County: Arapahoe

LEASE:

Year Building Built: 1986, Remodeled 2013

Building Size: 24,300 SF

Site Size: 1.77 Acres

Space Available: 3,640 SF

Suite 106 2,345 SF

Suite 212 1,295 SF

Minimum Divisible: 1,295 SF

Maximum Contiguous: 2,345 SF

Lease Rate: \$21.00-\$24.00/SF

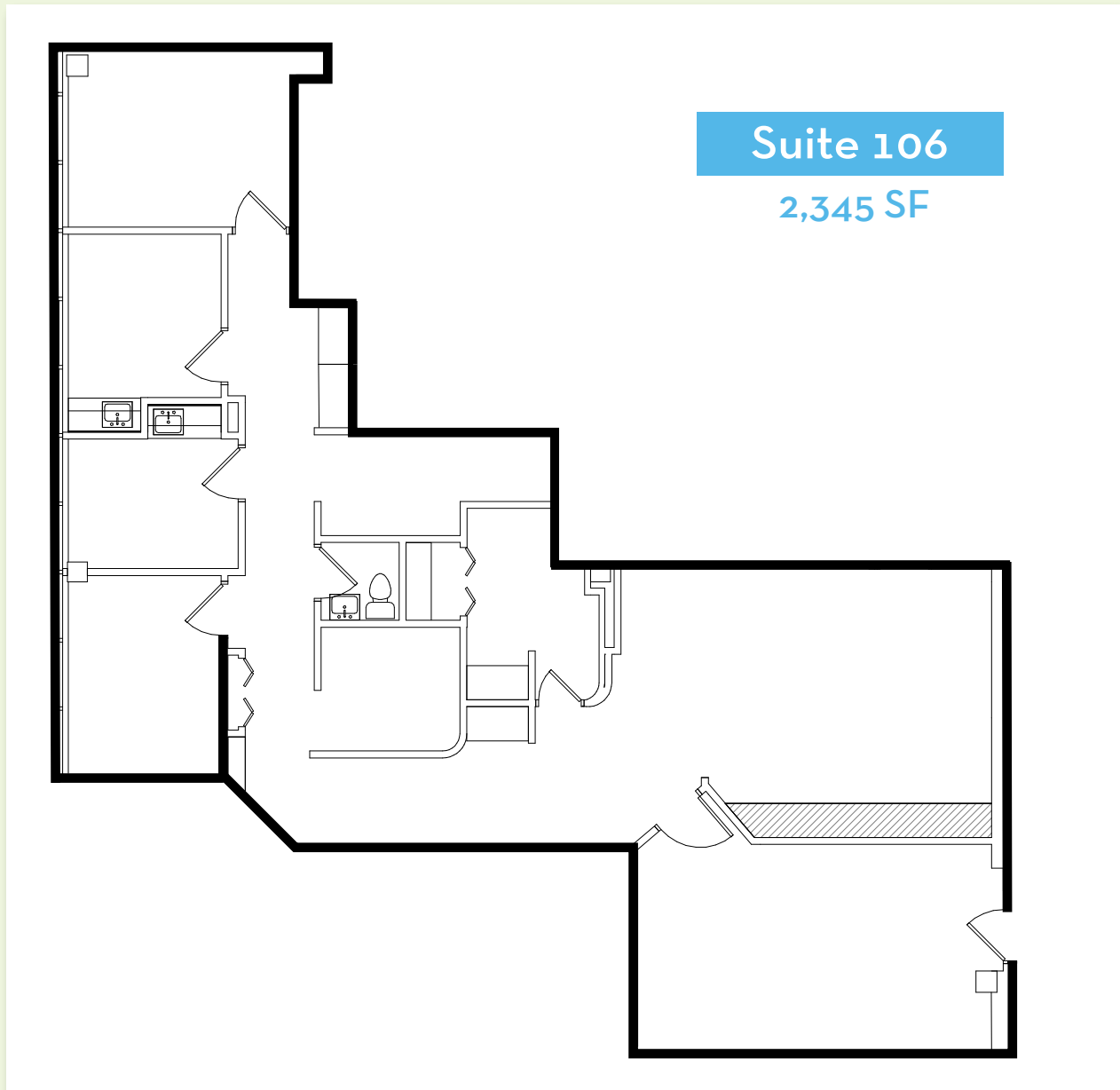
Lease Type: FSG (Full Service Gross)

PROPERTY DESCRIPTION:

- Excellent south location near C-470 and Quebec Street
- Near Littleton Adventist and Skyridge Medical Center
- Functional and efficient medical suites
- Recently renovated common areas
- Monument signage available



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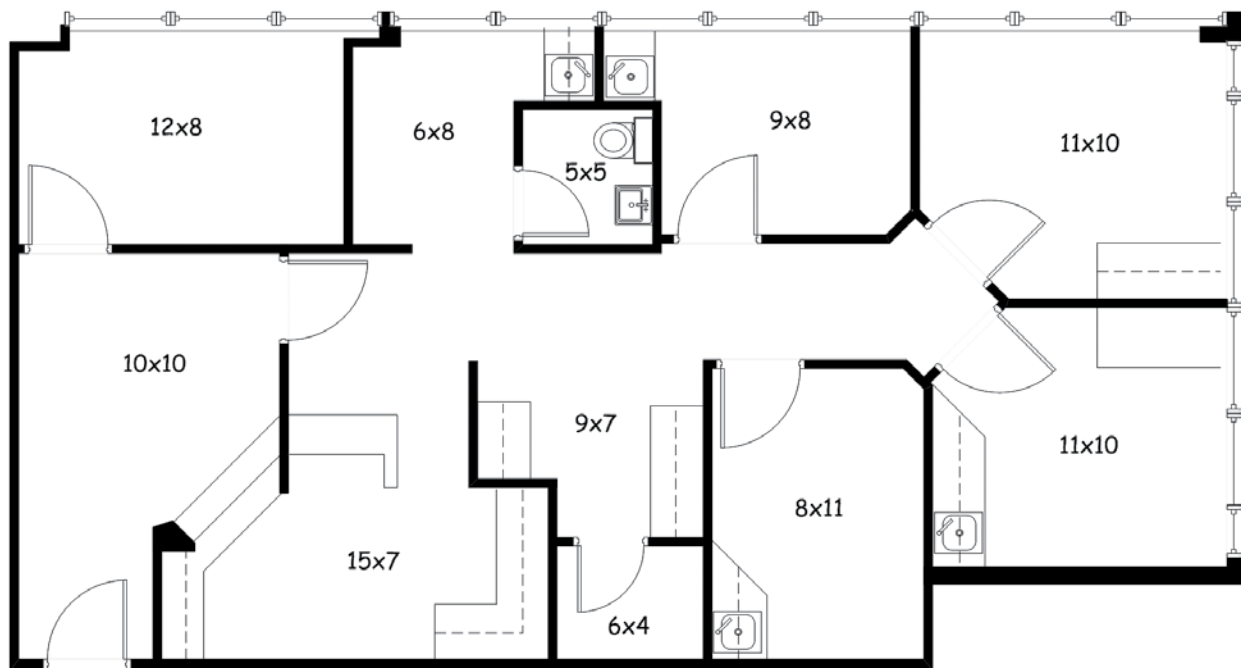


AVAILABLE:

Suite 106 2,345 SF
Main lobby access.
Plumbing in 2 exam rooms, private bathroom, 4-5 exam rooms/offices, large reception

AVAILABLE:

Suite 212 1,295 SF
Previous dental office with multiple exam rooms, large lobby/reception area. Will finish to suit.

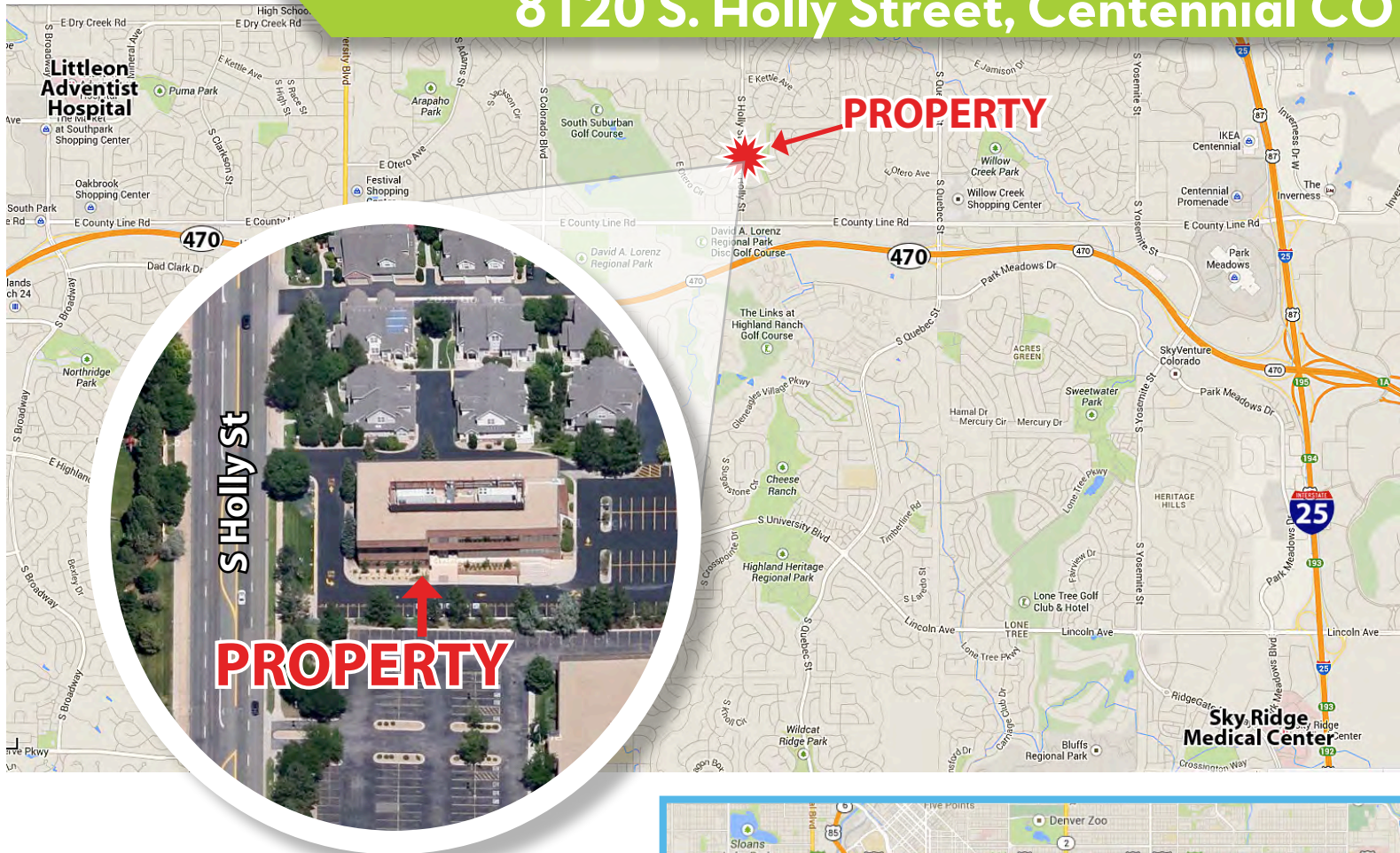


Suite 212

1,295 SF

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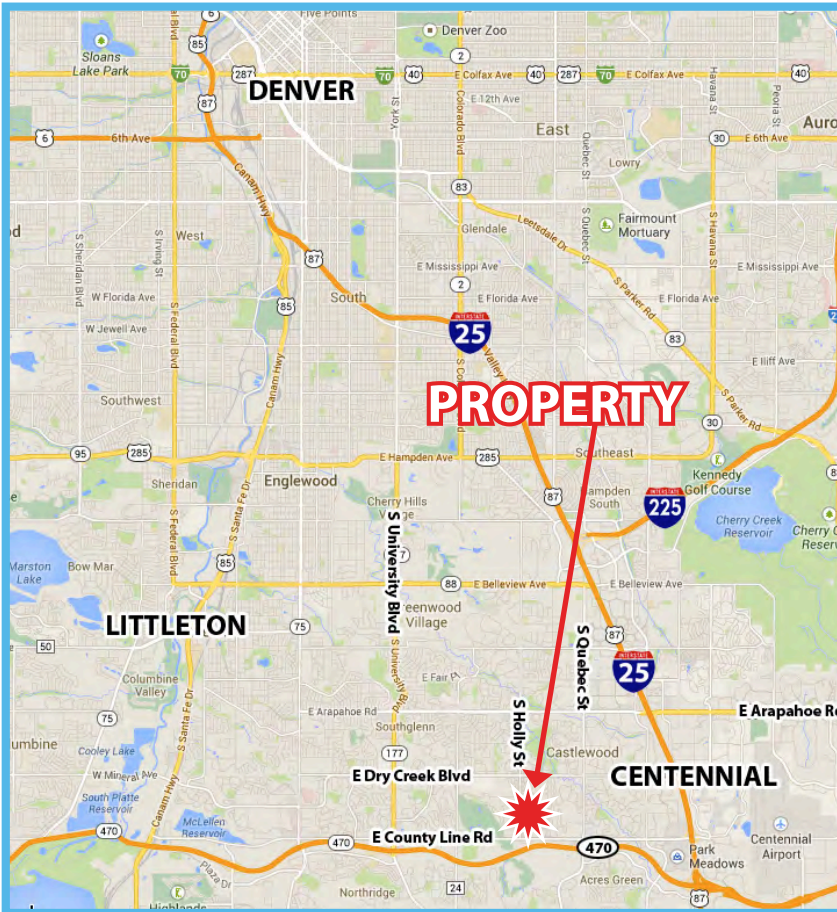


DEMOGRAPHICS:

Population	1 Mile	3 Miles	5 Miles
2014 Estimate	12,232	116,792	235,115
2019 Projection	13,283	126,953	256,780
Households	1 Mile	3 Miles	5 Miles
2014 Estimate	5,149	45,891	93,232
2019 Projection	5,599	49,872	102,003
Household Income	1 Mile	3 Miles	5 Miles
2014 Average	\$119,628	\$113,645	\$111,879
2014 Median	\$93,986	\$91,257	\$88,403

TRAFFIC COUNTS:

S Holly St at County Line Rd	48,870 +/- VPD
S Holly at Kettle Ave	14,070 +/- VPD
County Line Rd at Quebec St	30,799 +/- VPD



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