

**DRY CREEK
MEDICAL OFFICE CAMPUS
ENGLEWOOD, CO**

125

**INVERNESS
DRIVE EAST**



FOR LEASE
MOVE - IN READY SUITES

FEATURES

- + Multi specialty surgery center
- + On-site medical imaging facilities
- + Covered patient drop off areas
- + Established medical tenancy in building
- + Abundant patient surface parking
- + Convenient garage physician parking
- + Highly accessible location at Dry Creek & Inverness Drive



BUILDING SIZE:
57,257 SF



ASKING LEASE RATE:
Negotiable

CBRE

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The building is situated on the Dry Creek Medical Campus which also includes a 20,000 square foot orthopedic surgery center and a brand new 53,000 square foot medical office building, anchored by Orthopedic Centers of Colorado. The campus is located two blocks east of I-25 and the Dry Creek light rail station, providing easy access for the attractive demographic profile in the area. Additionally the Property is within 20 minutes of several area hospitals including HCA HealthONE Sky Ridge, Littleton Adventist Hospital, HCA HealthONE Centennial, HCA HealthONE Swedish, Porter Adventist Hospital and HCA HealthONE Aurora.

CURRENT CAMPUS SERVICES



Aesthetic & Plastic Surgery



Outpatient Surgery Center



General & Family Dentistry



Women's Center/OB/GYN



Medical Imaging



Pediatric & Restorative Dentistry



Oral, Head, Neck & Facial Surgery



Aesthetic Facial Services

NEW LOBBY AND COMMON AREA RENOVATIONS





The property features ample parking for both tenants and patients, with \pm 224 Total Parking Spaces (3.90 spaces per 1,000 SF), including 178 surface spaces, 40 lower level garage spaces, and 6 handicapped spaces.





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