

MEDICAL OFFICE SPACE
FOR LEASE

ARAPAHOE MEDICAL CENTER

13111 E BRIARWOOD AVENUE | CENTENNIAL, CO 80112

PROPERTY HIGHLIGHTS



BUILDING SIZE
± 59,359 SF



ASKING RATE
NEGOTIABLE



OPERATING EXPENSES
\$12.76 (ESTIMATE)



CURRENT BUILDING PRACTICES

FAMILY MEDICINE

ESTHETICS

CHIROPRACTIC

OCCUPATIONAL MEDICINE

PHYSICAL THERAPY

PRIMARY CARE

NEUROLOGY AND NEURODIAGNOSTICS

MENTAL HEALTH

INTERNAL MEDICINE

DERMATOLOGY

FAMILY DENTISTRY

GASTROENTEROLOGY

ALLERGY & ASTHMA



RECENT SUBSTANTIAL
COMMON AREAS
UPGRADES



ABUNDANT PARKING



MONUMENT SIGNAGE
AVAILABLE



ESTABLISHED MEDICAL
TENANCY WITH
COMPLIMENTARY TENANT
MIX OF PRIMARY CARE
AND SPECIALTIES



EXCELLENT ACCESS
& VISIBILITY FROM
ARAPAHOE ROAD

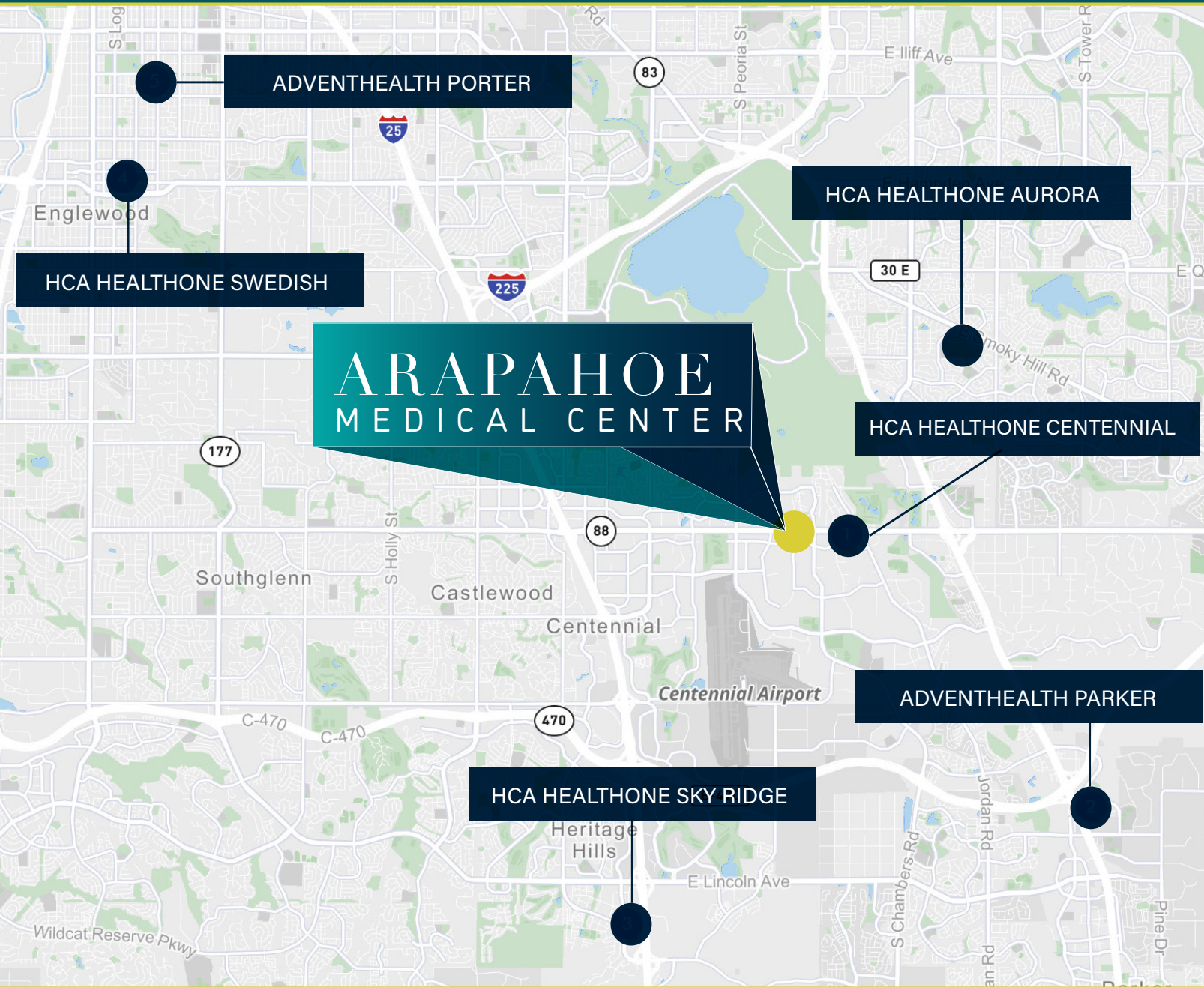
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Arapahoe Medical Center is surrounded by many of the metro area's hospitals and benefits from outstanding demographics. Centennial has been rated higher than communities across the nation and the Front Range for overall economic health and employment opportunities. Top employers include Comcast, Arrow Electronics, UnitedHealthcare, Centura Health and United Launch Alliance (ULA). The average household income within a three-mile radius is approximately \$138,500 and the average home value is \$555,000. Furthermore, 94% of the surrounding population has access to medical care, with 82% insured by private commercial insurance providers.

LOCATION OVERVIEW

The Property is directly off of East Arapahoe Road, which serves as an arterial road connecting two area highways: I-25, 2.5 miles to the west and, South Parker Road (state highway 83), 2 miles to the east. Approximately 70,000 cars pass the Arapahoe Medical Center and the monument signage on a daily basis. Additionally, the Property's proximity to the two highways allows for great access to the entire metro area.

ARAPAHOE
MEDICAL CENTER



STEPHANI GASKINS
+1 720 528 6346
STEPHANI.GASKINS@CBRE.COM

ANNA SCHORNSTEIN
+1 303 583 2099
ANNA.SCHORNSTEIN@CBRE.COM



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