

Lowry's Premier Medical Campus



RAMPART

MEDICAL CAMPUS

MEDICAL OUTPATIENT SPACE FOR LEASE

125 & 130 Rampart Way, Denver, Colorado

CBRE

Welcome

to Rampart Medical Campus



ACCESSIBLE LOCATION

Close to downtown Denver with easy access to I-225 and I-70

CONVENIENT ACCESS

Ample surface parking, great walkability, and close proximity to High Line Canal Bike Trail

HISTORIC FEATURES

Part of the Lowry Airforce Base, Rampart Medical Campus is filled with mid century modern charm

VIBRANT NEIGHBORHOOD

Nestled in the heart of Lowry, Rampart Medical Campus is close to numerous restaurants, shopping centers, and entertainment venues

STRONG CONNECTIVITY

Within five miles to six hospitals including HCA HealthONE Rose, National Jewish, St. Joseph Hospital, Presbyterian/St. Luke's Hospital, UCHealth Anschutz, and Children's Hospital Anschutz

Availability



125 Rampart:
2,445 – 5,492 SF

130 Rampart:
1,333 – 11,382 SF

PROPERTY DETAILS



Built/Renovated:
1942 / 2008



Parking: 4.59/1,000 SF
(324 total spaces)



Lease Rate:
Available Upon Request



Zoning: B-3 Business Shopping
Center District which includes
Medical + Behavioral Health



Join a
prestigious tenant mix
including:

- Neurology
- Neuro-Ophthalmology
- Physical Therapy
- Dermatology
- Oral Surgery
- Orthodontics
- Chiropractics
- Allergy & Asthma Care



Merging historic charm and modern comforts

UPCOMING RENOVATIONS INCLUDE:



Updated common areas to preserve historic features and create a welcoming atmosphere



New HVAC system to increase energy efficiency and comfort



New exterior landscaping and way finding signage



Refreshed and expanded parking lots, including 30 new reserved covered spaces and additional surface parking spaces



The buildings at Rampart Medical Campus have lived a dynamic life, and we are thrilled to bring a new energy to the campus for its next chapter. To continue the success and longevity of these historic buildings, ownership has a series of improvements scheduled for 2025 and 2026.

Located in the Heart of Denver's Healthcare Community



POPULATION

1 MILE	17,451
3 MILES	212,370
5 MILES	531,495



HOUSEHOLDS

1 MILE	7,848
3 MILES	93,707
5 MILES	240,975



AVERAGE HH INCOME

1 MILE	\$168,219
3 MILES	\$132,988
5 MILES	\$131,487



MEDIAN AGE

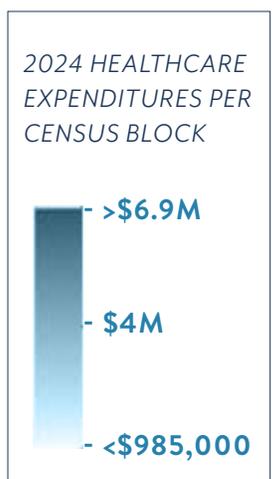
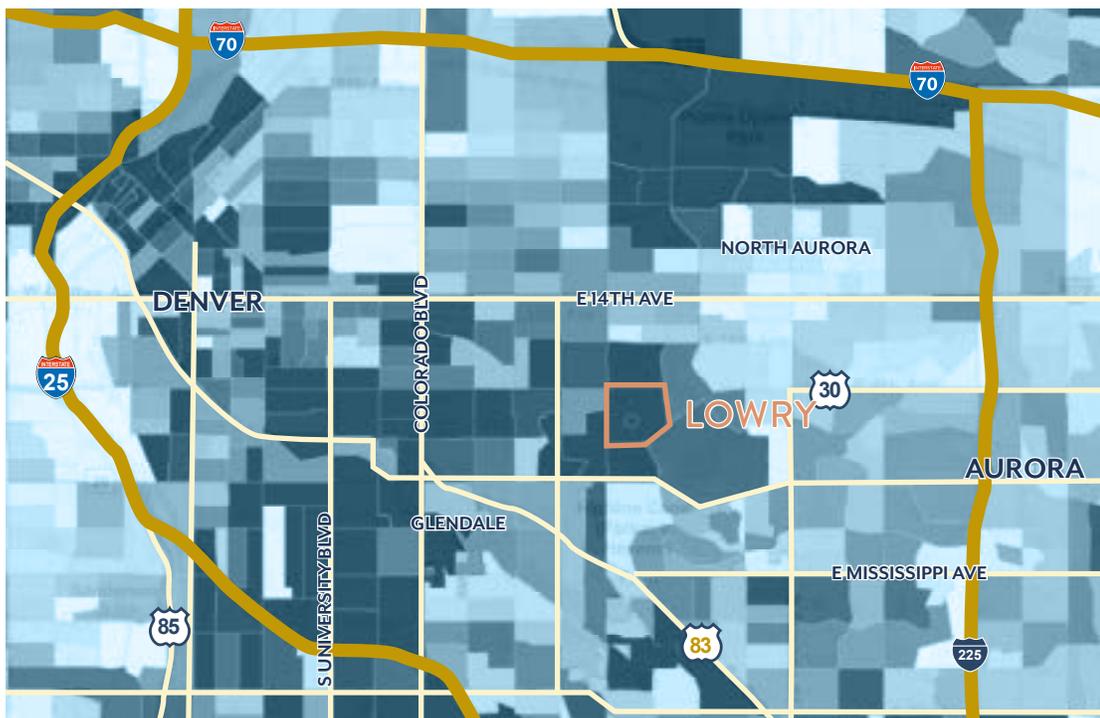
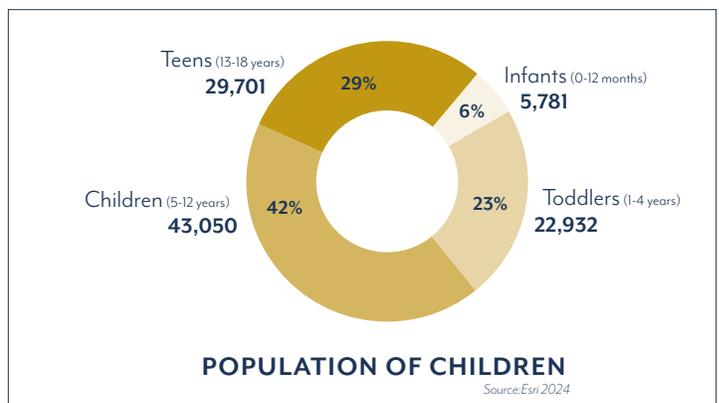
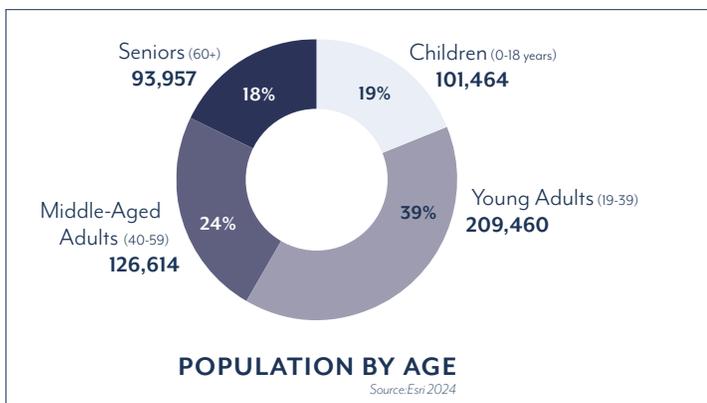
1 MILE	38.6
3 MILES	36.5
5 MILES	35.4



AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS

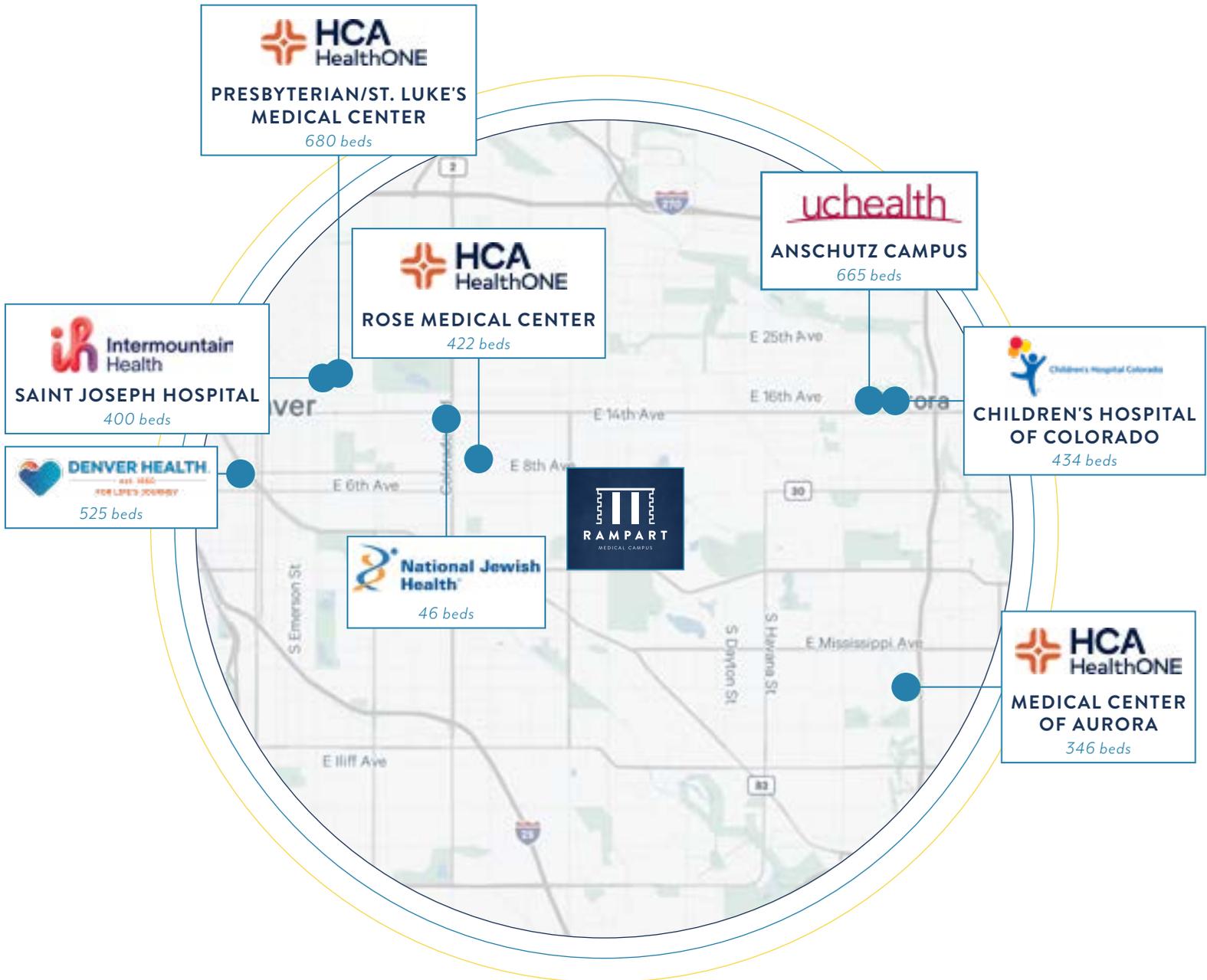
1 MILE	\$903,176
3 MILES	\$769,476
5 MILES	\$767,063

Source- ESRI



Within five miles

of seven hospitals
totaling over 3,500 beds



RAMPART MEDICAL CAMPUS IS A TESTAMENT TO LOWRY'S SUCCESS.



Locate your practice

in one of Denver's most vibrant neighborhoods



1

LOWRY TOWN CENTER

2

BOULEVARD ONE

3

HANGAR2 AT LOWRY

4



5



6



7



8



9



Lowry Sports Complex



Define your legacy at Rampart Medical Campus



**Limited availability
on this first-class campus**

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STEPHANI GASKINS

First Vice President
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CBRE

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