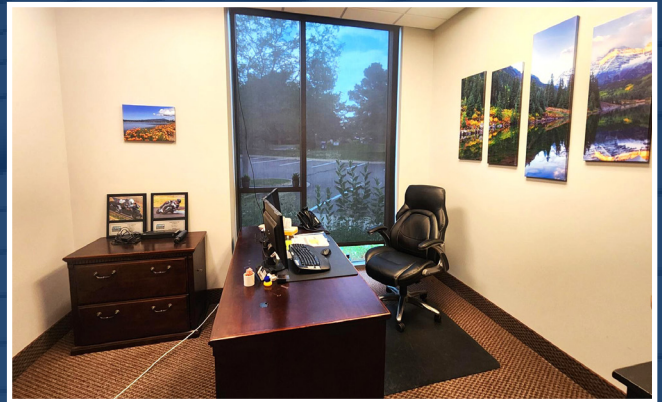
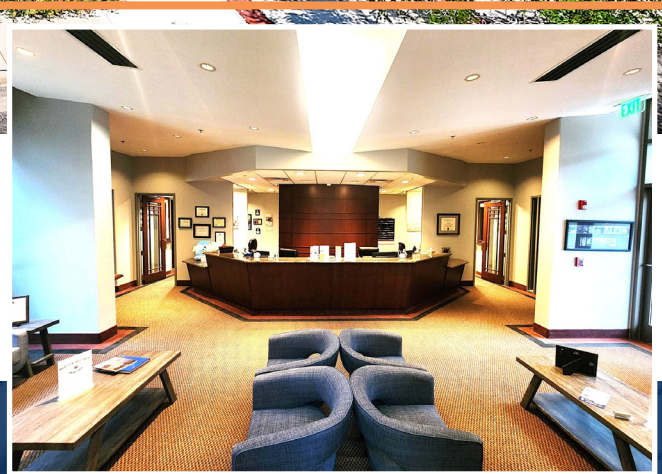




MEDICAL OFFICE SPACE FOR LEASE

TURNKEY DENTAL OFFICE IN EXCELLENT CONDITION

1 W DRY CREEK CIRCLE | LITTLETON, CO 80120



\$19.50/SF NNN

LEASE RATE

+/- 2,750 SF

AVAILABLE SPACE

27 Spaces

SURFACE PARKING

+/- 5,500 SF

BUILDING SIZE

2003

YEAR BUILT

- Located in the Highline Professional Center
- Exceptional visibility and access – just one block west of S. Broadway and minutes from C-470
- Ample surface parking for staff and patients

IDEAL USES:

MEDICAL, DENTAL, OR
OTHER HEALTHCARE USES

FULLY BUILT OUT | MOVE-IN READY

ERIK ENSTAD

Erik.Enstad@MarcusMillichap.com
Office: (303) 328-2013

CHADD NELSON

Chadd.Nelson@MarcusMillichap.com
Office: (303) 328-2056

BRANDON KRAMER

Brandon.Kramer@MarcusMillichap.com
Office: (303) 328-2020

IDEAL LAYOUT

Marcus & Millichap
THE KRAMER GROUP

Functional layout includes:

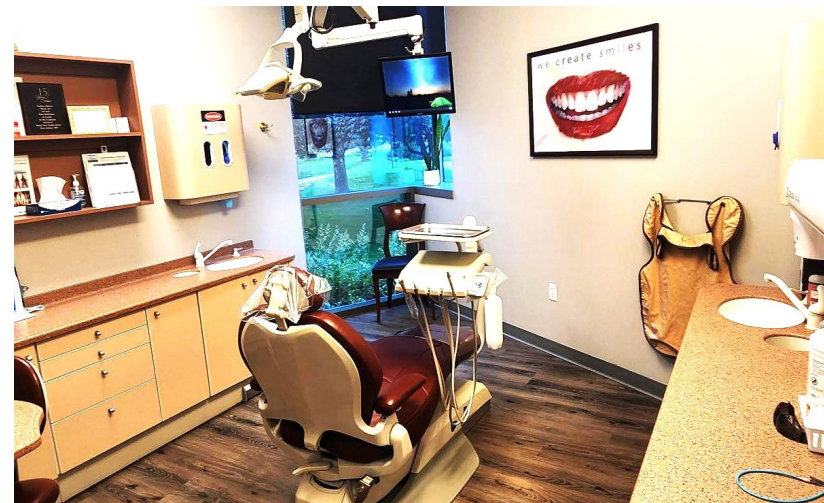
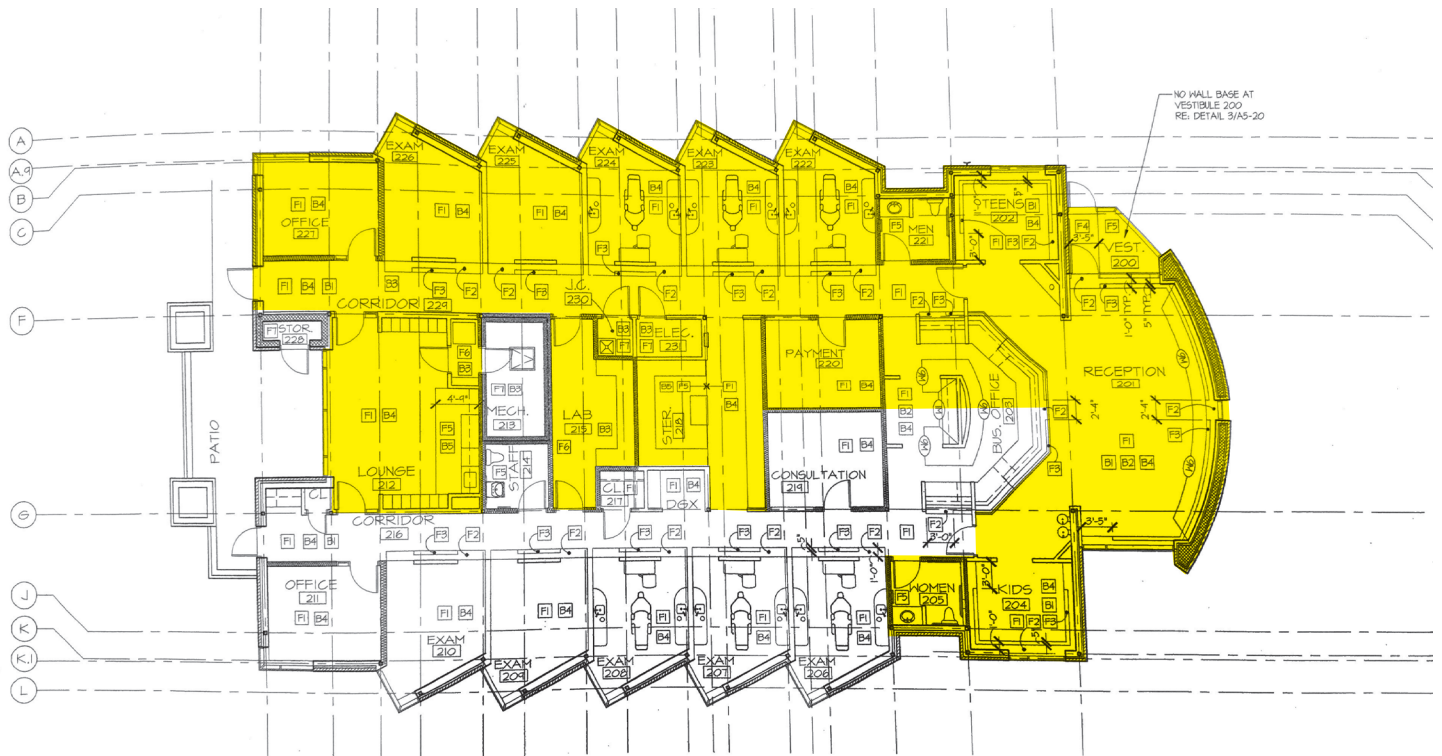
5 Dental Bays (All bays set up for immediate use with current equipment in place)

3 Private Offices

Lab and Sterilization Area

Kitchen/Break Room

Reception and Waiting Area



ERIK ENSTAD

Associate Director Investments
Direct: (773) 505-7755
Office: (303) 328-2013
Erik.Enstad@MarcusMillichap.com

CHADD NELSON

Director Investments
Direct: (720) 979-9185
Office: (303) 328-2056
Chadd.Nelson@MarcusMillichap.com

BRANDON KRAMER

Managing Director Investments
Direct: (605) 390-1248
Office: (303) 328-2020
Brandon.Kramer@MarcusMillichap.com