

# Lowry's Premier Medical Campus



RAMPART

MEDICAL CAMPUS

**MEDICAL OUTPATIENT SPACE FOR LEASE**

*125 & 130 Rampart Way, Denver, Colorado*

**CBRE**

**ECHO**  
Real Estate Capital, Inc.

# Welcome

## *to Rampart Medical Campus*



### ACCESSIBLE LOCATION

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

### CONVENIENT ACCESS

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

### HISTORIC FEATURES

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

### VIBRANT NEIGHBORHOOD

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

### STRONG CONNECTIVITY

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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  
AVAILABLE

130 Rampart:  
1,333 – 11,382 SF  
AVAILABLE

## PROPERTY DETAILS



Built/Renovated:  
1942 / 2008 & 2025



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

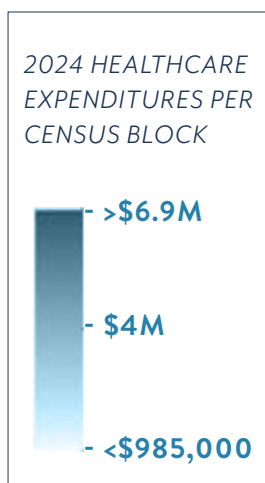
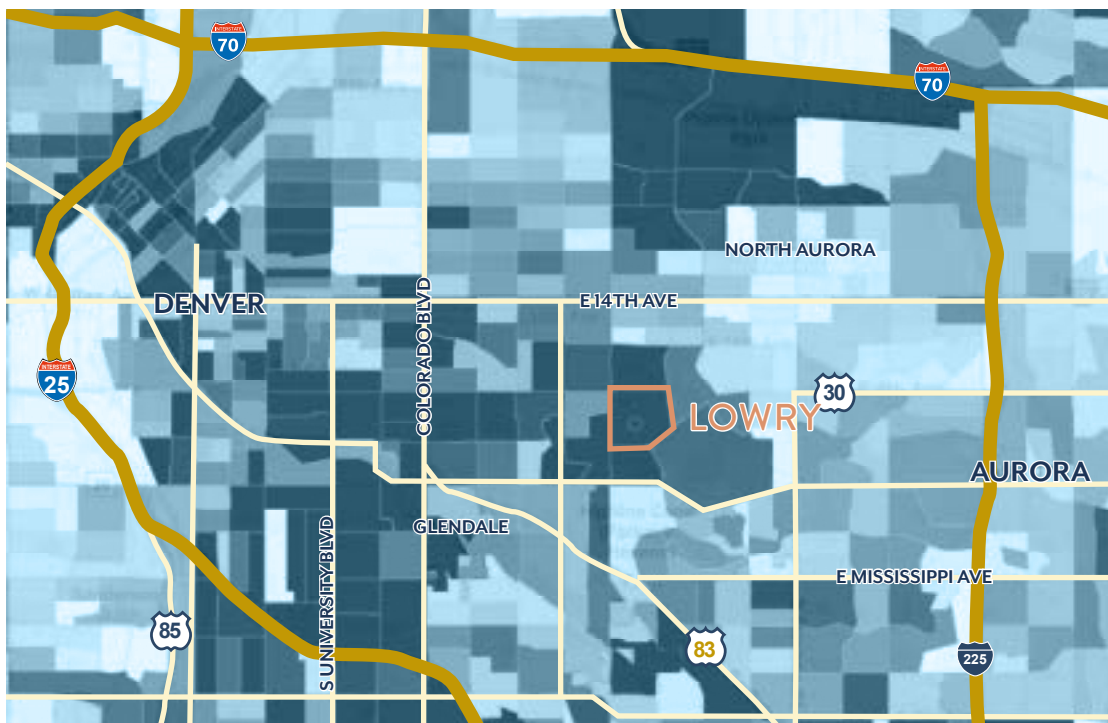
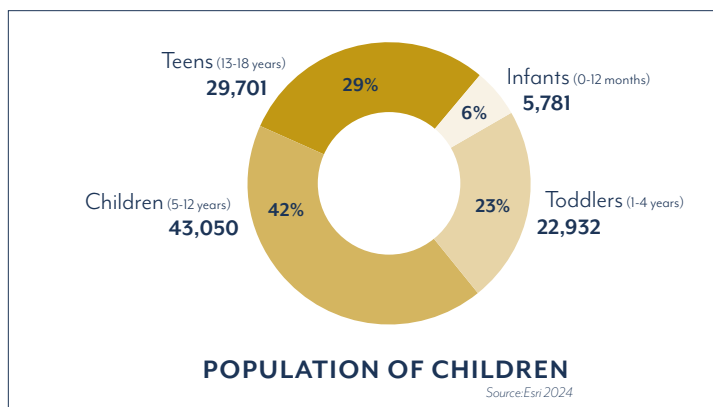
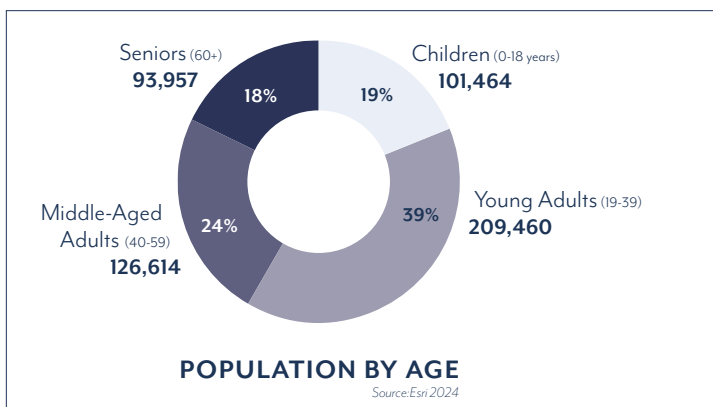
1 MILE	38.6
3 MILES	36.5
5 MILES	35.4



### AVERAGE VALUE OF OWNER OCCUPIED HOUSING UNITS

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

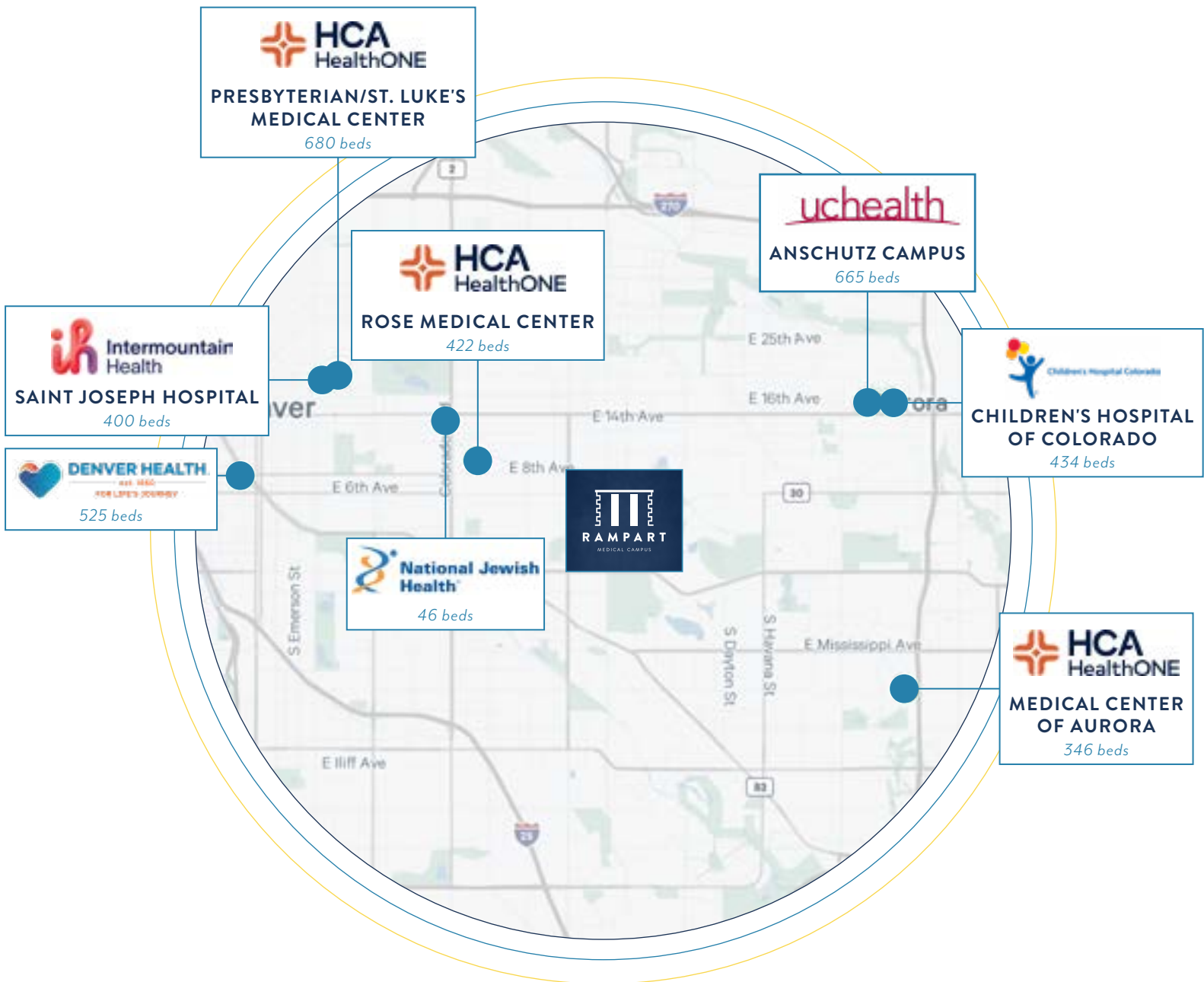
Source- ESRI



# 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**

Dunkin' Donuts, Starbucks, Orange Theory, Chewy's, Spavia, Club Pilates, Pilates

**2**

**BOULEVARD ONE**

Logan House, Target, Chase, Scissors & Scotch, Kiddie Academy, Mod Pizza

**3**

**HANGAR2 AT LOWRY**

Officers Club, Rocket Ice Cream, Lowry Mail Spa, Coffee Door, Woodgain Warehouse

**4**

Brookdale Senior Living

**5**

Stanley Professional Division

**6**

Safeway

**7**

University of Colorado

**8**

24 Hour Fitness

**9**

Denver Parks & Recreation

Lowry Sports Complex



# Define your legacy at Rampart Medical Campus



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

## **DANN BURKE**

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## **STEPHANI GASKINS**

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