



MEDICAL OFFICE BUILDING

LOCATED IN THE
WEST DENVER
SUBMARKET

CLASS A MEDICAL
SPACE AVAILABLE



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CBRE

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400 INDIANA STREET
GOLDEN, CO 80401

REDROCKSMEDICALCENTER.COM

CBRE



BUILDING SIZE
118,000 SF



PARKING
ABUNDANT CONVENIENT SURFACE PARKING



ASKING LEASE RATE
PLEASE CALL

HIGHLIGHTS

PROMINENT SIGNAGE
ONSITE AMBULATORY SURGICAL CENTER
EXPANSIVE WESTERN/MOUNTAIN VIEWS
FLEXIBLE SUITE SIZES
BUILD TO SUIT
PROMINENT ELEVATOR LOBBY EXPOSURE

BUILT- IN REFERRAL SOURCES

SURGERY CENTER
IMAGING
RADIATION AND ONCOLOGY
OB/GYN
INTERNAL MEDICINE
OCCUPATIONAL MEDICINE
COMPREHENSIVE PAIN

AMENITIES

- LARGE BUILDING CONFERENCE ROOM
- OPPORTUNITY FOR SURGEONS TO JOIN THE ON-SITE SURGERY CENTER
- COVERED PICK-UP AND DROP-OFF
- TENANT FITNESS CENTER
- OUTDOOR HEALING GARDEN
- CLOSE PROXIMITY TO WALKING/BIKE PATH
- CLOSE TO COLORADO MILLS WITH NUMEROUS RESTAURANTS & HOTELS



DRIVE TIMES



6TH AVENUE
1 MINUTE



I-70
3 MINUTES



LUTHERAN MEDICAL
CENTER &
ST. ANTHONY HOSPITAL
<10 MINUTES

LOCATION

- JUST SOUTHEAST OF THE INTERSECTION OF 6TH AVENUE AND INDIANA ST
- POSITIONED LESS THAN 1 MILE AWAY FROM ST. ANTHONY'S HOSPITAL
- SERVES LAKEWOOD, WHEAT RIDGE, GOLDEN AND ARVADA