

Floor Plan Dimensions Are Approximate
And May Not Be Exact



381 RAMPART RANGE RD
WOODLAND PARK, CO

For Lease - \$20/SF NNN*

*Available for Lease or Purchase

PROPERTY OVERVIEW

BRC Real Estate is pleased to present a unique medical office opportunity in Woodland Park, Colorado. Available For Lease, or Purchsase, the building includes a lead-lined X-ray room, four additional private offices, a welcoming reception and waiting area, and an efficient clinical layout. The Landlord is willing to discuss with tenant, any existing medical equipment remaining on-site and may assist in facilitating the transfer of the former clinic's book of business. Woodland Park continues to experience steady population growth, limited competing medical space, and rising demand for healthcare services, making this an exceptional opportunity for an owner-user or investor seeking immediate operational potential.

YEAR BUILT

1988

LOT SIZE

0.26Acres/ 11,326 SF

BUILDING SIZE

1495 SF

PARKING

11 Total Spaces; 3 Employee

OF OFFICES

5 (3 bathrooms)

2026 TAXES

\$7,418

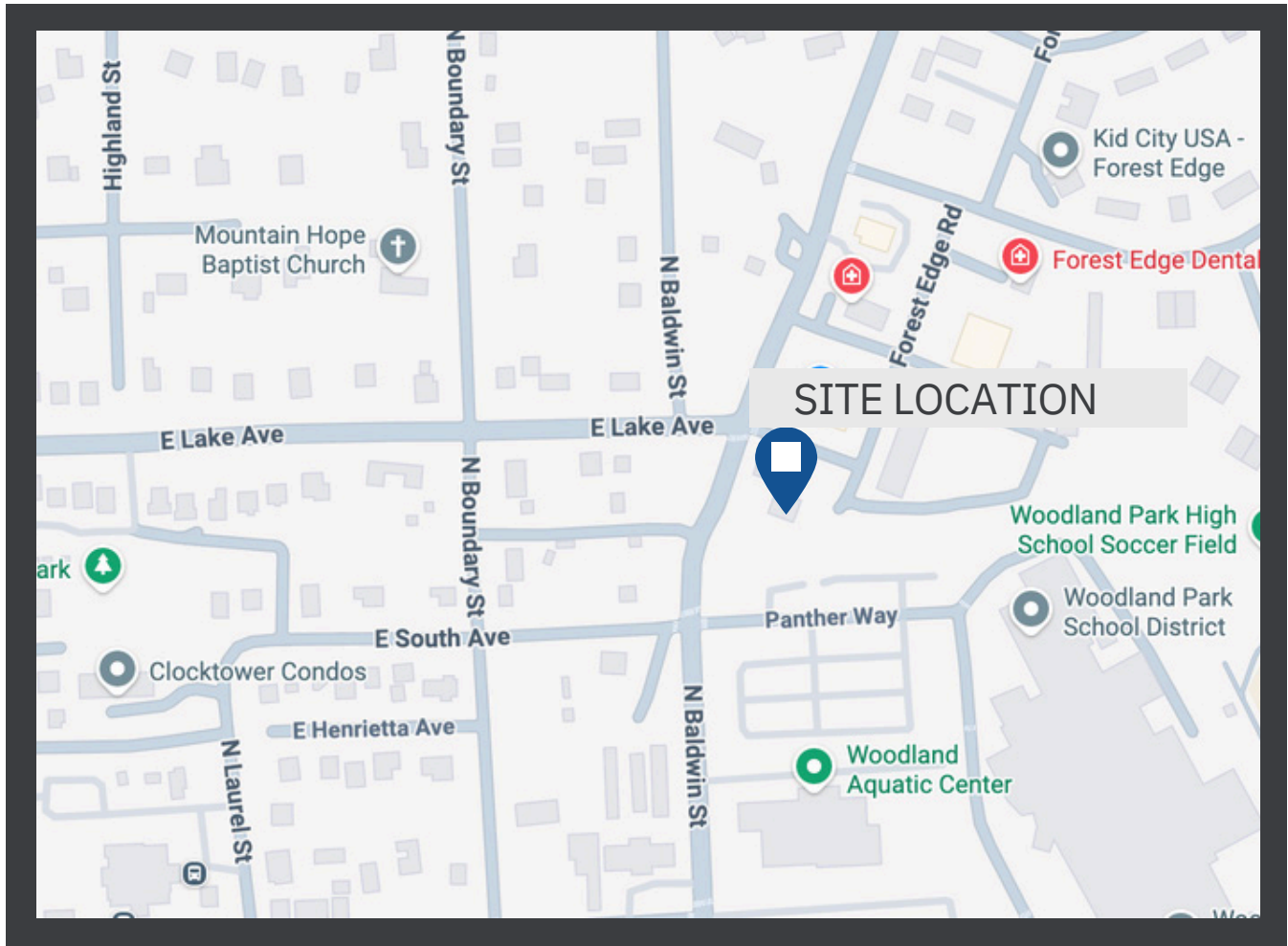
HIGHLIGHTS

- LEAD-LINED X-RAY ROOM
- FURNACE REPLACED IN 2023 142 SF
- BASEMENT OF EQUAL SIZE FOR EXPANSION OR ADDITIONAL STORAGE
- TURNKEY LAYOUT SUITABLE FOR MULTIPLE OFFICE USES
- POTENTIAL TO ACQUIRE EXISTING MEDICAL EQUIPMENT ONSITE
- STRONG VISIBILITY IN HIGH-DEMAND AND GROWING WOODLAND PARK

PHOTOS



AERIAL MAP



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