



SouthPark Medical Center

991 Southpark Dr, Littleton, CO 80120



Purnima Wagle

SouthPark Medical Center
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SouthPark Medical Center

\$25.00 /SF/YR

SouthPark Medical Center: Premier Medical Office Building in Littleton, CO Position your practice within SouthPark Medical Center, a premier Class B medical office destination situated inside the prestigious 50-acre mixed-use development, The Ridge at SouthPark. Blending striking Rocky Mountain views with high-end corporate, retail, and dining options, this campus offers an unparalleled therapeutic environment that enhances patient satisfaction and staff retention. The building features distinctive exterior architecture that provides exceptional visibility and premium branding opportunities on major regional thoroughfares. Driven by a highly strategic medical ecosystem, SouthPark Medical Center offers immense referral synergy. Join a tenant roster of elite regional operators, including Health Images, Summit Rheumatology, and FlexCare Infusion. The property's central location ensures frictionless connectivity, offering easy, direct access to C-470 and Historic Downtown Littleton, while placing your practice minutes away from major regional healthcare anchors, including Littleton Adventist Hospital, Children's Hospital Colorado, and UCHealth Highlands Ranch. Engineered to medical-grade standards, the facility offers sweeping panoramic views of the High Line Canal and McLellan Reservoir, along with expansive natural light. Patients benefit from an incredibly smooth arrival experience with flat, barrier-free ADA wheelchair access, high-capacity elevator service, and abundant, well-lit surface parking....

- Expansive natural light and impressive views
- Ample parking, elevator, wheelchair accessibility
- 277/480V standard three-phase commercial electrical system to power high-capacity equipment and efficient lighting.
- Effortless, direct connectivity via C-470 and close proximity to Historic Downtown Littleton.
- Minutes from major regional healthcare anchors: Littleton Adventist Hospital, Children's Hospital, and UCHealth Highlands Ranch.
- Share a collaborative ecosystem with premier existing medical co-tenants, including Health Images, Summit Rheumatology, and FlexCare Infusion.



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	18,022 SF
Year Built:	2007
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	10 (Not friendly)
Rental Rate Mo:	\$2.08 /SF/MO

1st Floor Ste 110

Space Available	1,720 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

1,720 SF Move-In Ready Medical Suite Across From South Denver Cardiology – Heart Center.

Accelerate your practice timeline in this fully compliant, beautifully maintained Class B medical office suite. Engineered for high-efficiency clinical workflows, the layout features a welcoming reception and waiting area, a spacious nurse's station, 5 private exam/consultation rooms, a dedicated conference room, and a secure medical file storage room.

Positioned directly across from South Denver Cardiology - Heart Center and The Ice Ranch, this location provides unmatched geographic synergy for patient referrals and staff transit. The infrastructure supports absolute patient privacy and modern professional standards with specialized HVAC zoning and independent 24/7 access. Patients enjoy seamless arrival via barrier-free, ADA-compliant entryways and an exceptional, high-capacity parking layout. Perfect for private practices, ophthalmologists, physical therapists, chiropractors, and specialists looking to capture Littleton's thriving, high-growth healthcare market.

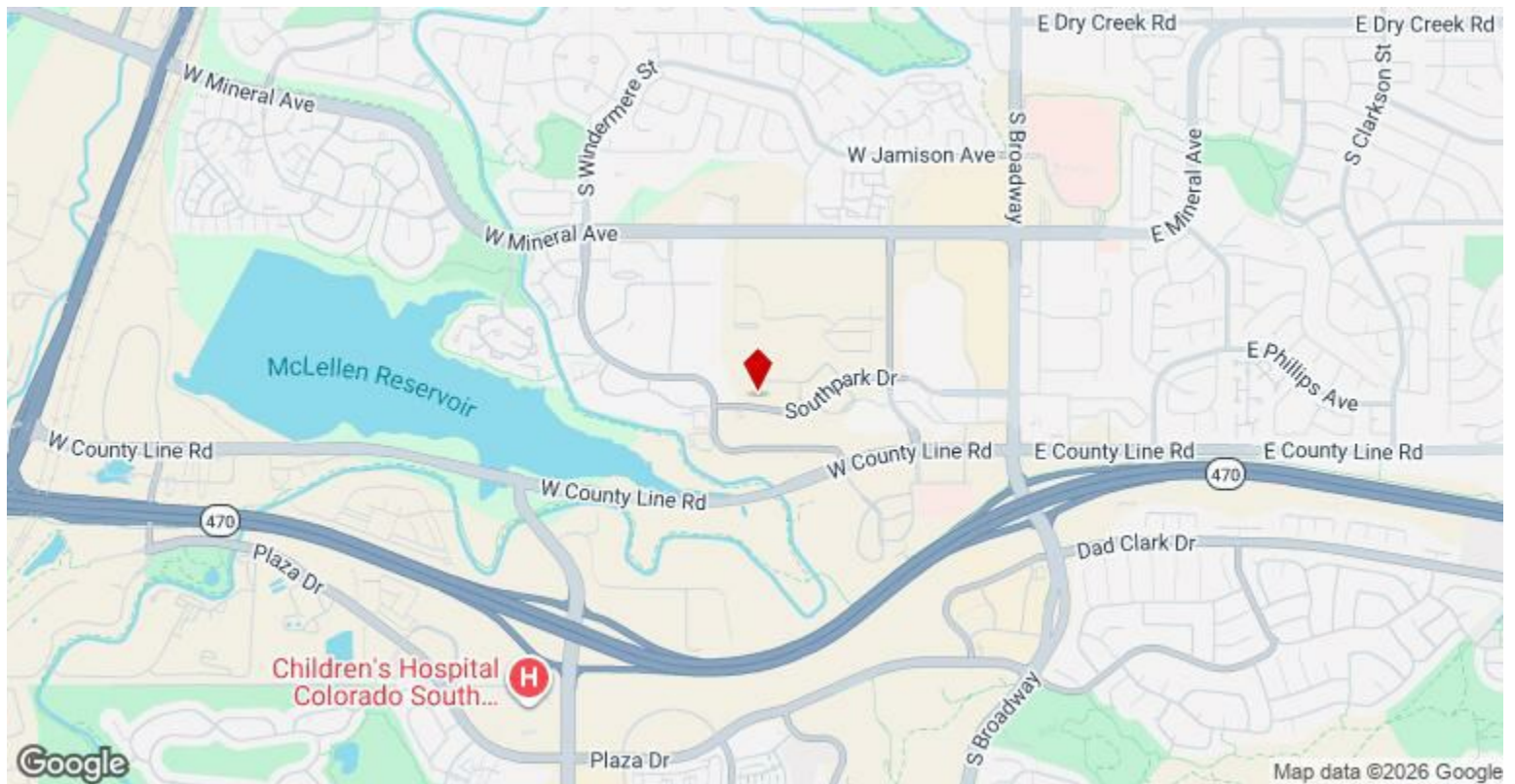
2nd Floor Ste 210

Space Available	2,010 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

2,010 SF Medical Shell with Mountain Views | Premier Littleton Location

Position your practice inside a booming regional healthcare hub with this spectacular 2,010 SF second-floor shell space. Offered as a Triple Net (NNN) lease, this raw, open-concept floor plan provides a blank slate to engineer a high-performance clinical layout. The second-floor placement offers soaring high ceilings and floor-to-ceiling glass wrapping the suite, bathing the space in brilliant natural light and panoramic Front Range mountain views that instantly elevate the patient experience.

The property sits directly across from The Ice Ranch and South Denver Cardiology – Heart Center, giving sports medicine clinics, physical therapists, dermatologists, and specialists an unparalleled built-in clinical demographic. With rapid transit via C-470 and seamless proximity to Downtown Littleton, patient accessibility is completely frictionless. Secure this customizable footprint to build a state-of-the-art facility with specialized plumbing, advanced HVAC zoning, and modern patient spaces tailored to Littleton's growing active demographic.



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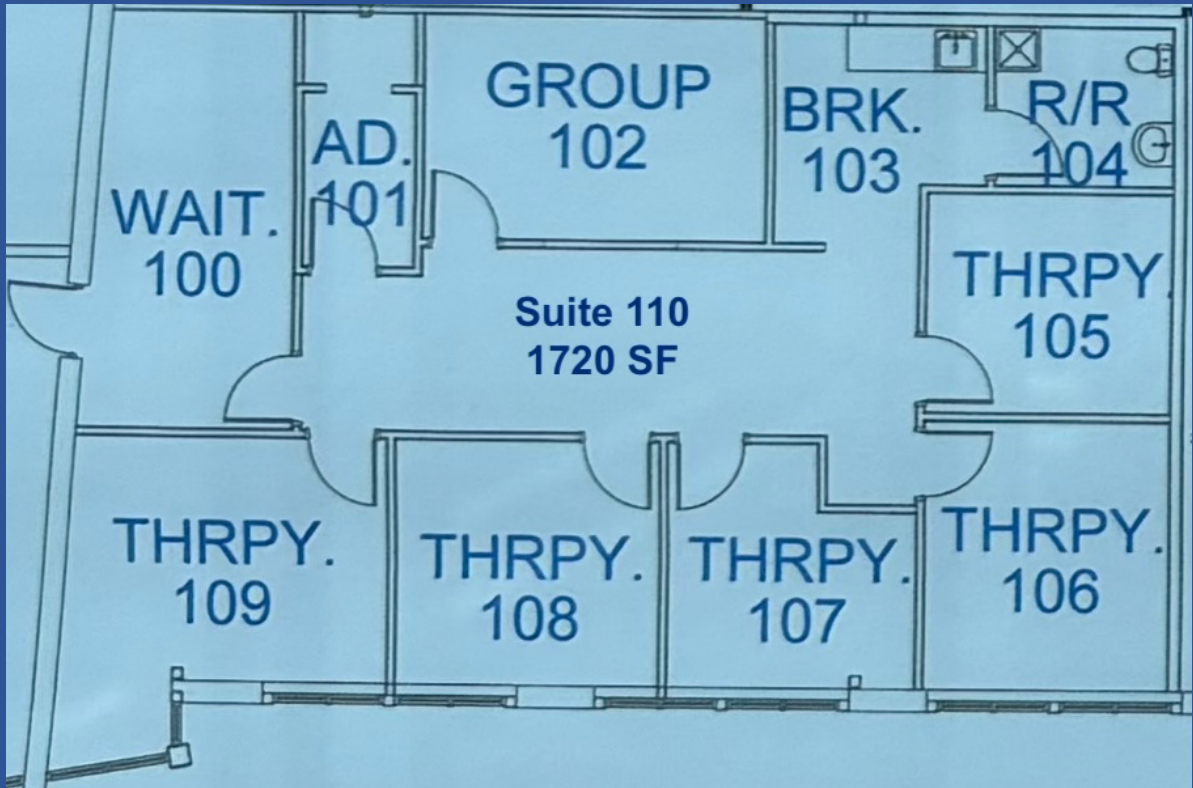
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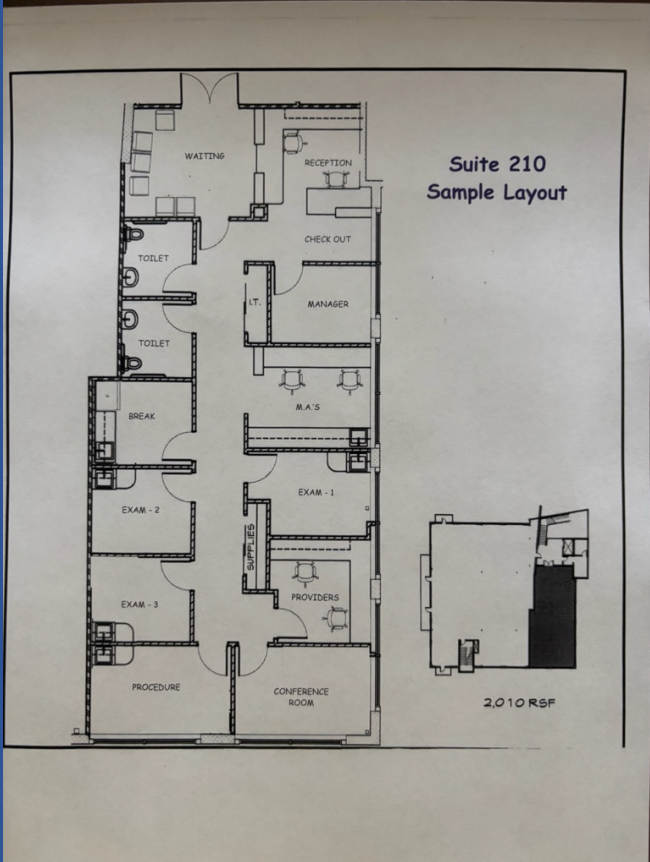
Property Photos



Property Photos – Suite 110



Property Photos – Suite 210



Property Photos

