



BUELL

FOR LEASE

RENEWAL MEDICAL CENTER

9777 S. YOSEMITE ST, LONE TREE, CO 80124



CONTACT:

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BUELL & COMPANY
50 S. STEELE ST.
SUITE 1000
DENVER, CO 80209
(303) 320-6929
WWW.BUELLCO.COM



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PROPERTY OVERVIEW

**LESS THAN 1 MILE FROM
SKY RIDGE & KAISER**

**LESS THAN 1 MILE
FROM 1-25**

**EXCELLENT DOUGLAS
COUNTY DEMOGRAPHICS**

**RECENTLY
RENOVATED**

9777 S. YOSEMITE ST, LONE TREE, CO 80124

Available Space:

Unit 100: 2,400 SF (White-Box)

Parking:

115 Parking Spaces

Unit 103: 5,460 SF

Parking ratio: 4.10/ 1,000 SF

Unit 104: 2,400 SF (PT Suite)

Unit 220: 2,943 SF - 3,943 SF

Building:

36,541 Total SF

Base Rent:

Starting at \$21.00/ SF + NNN

Key Tenants:

Plastic Surgery

Orthopedic Surgery

Operating Expenses:

\$13.86/ SF

Eye Care & Surgery

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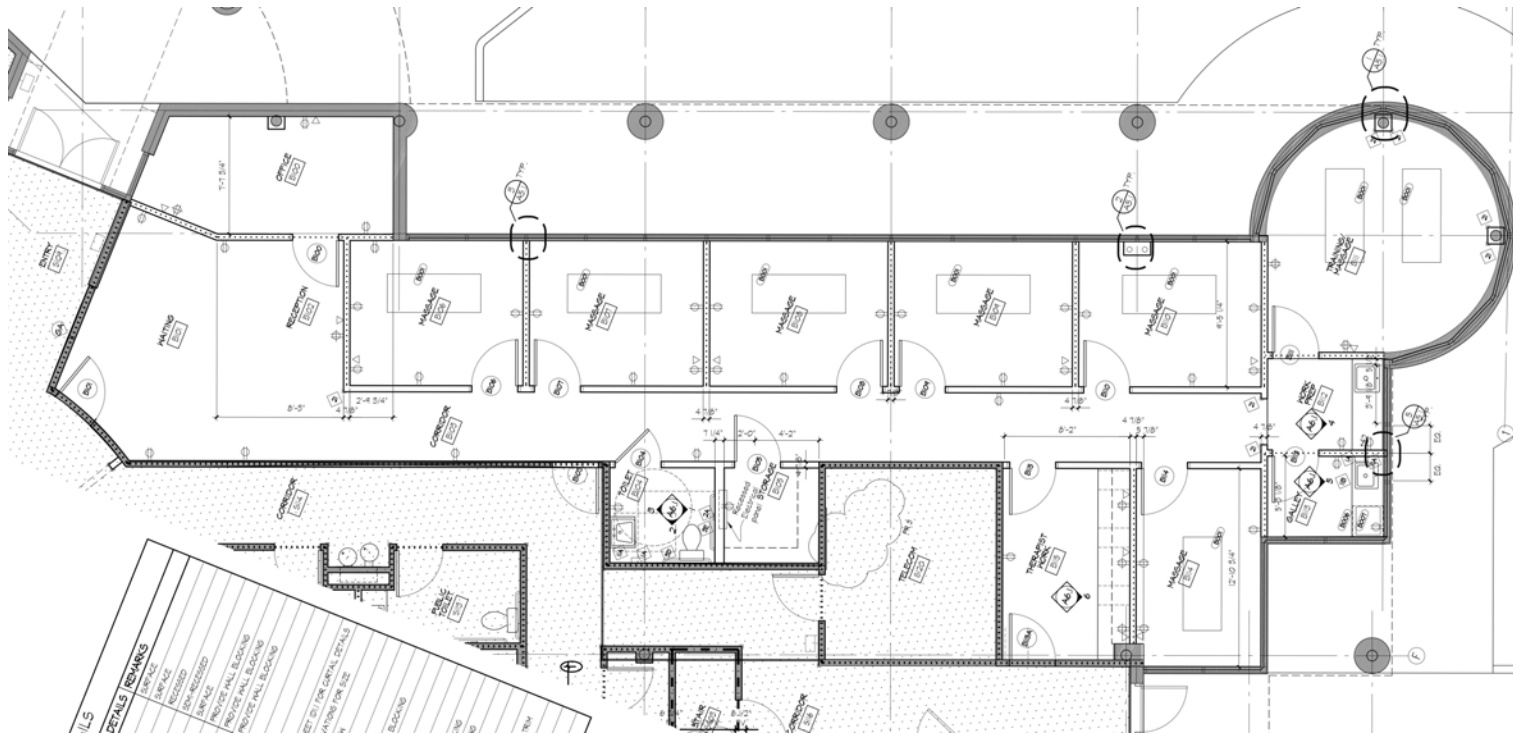
AERIAL MAP





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FLOOR PLAN - SUITE 220



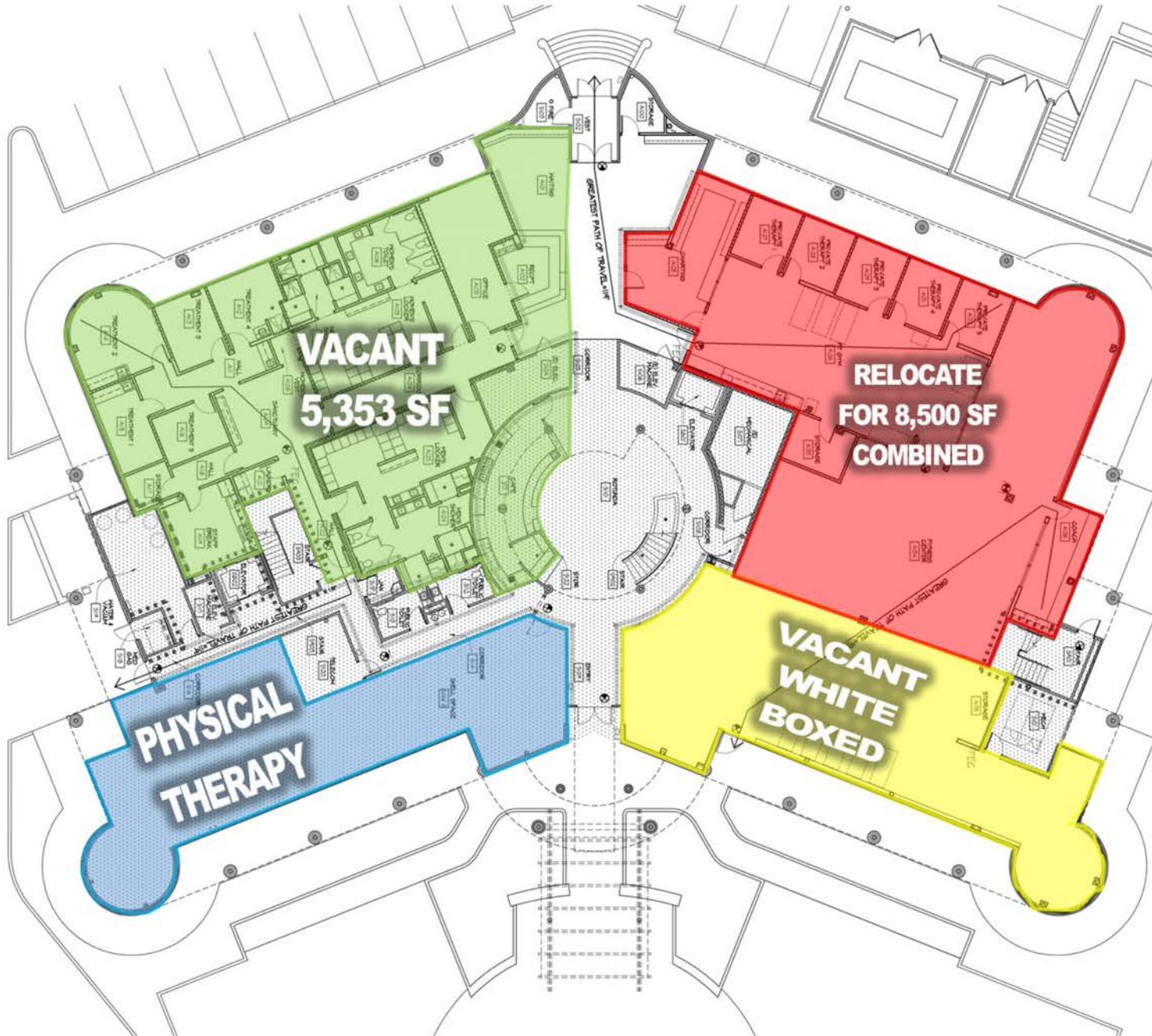
SUITE 220

- Former Orthopedic Surgeon's Office
- 2,943 RSF with an option to expand to 3,943 RSF.
- Suite has a private bathroom



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FLOOR PLAN - FIRST FLOOR



FIRST FLOOR

- Suite 130: Former Physical Therapy use. 2,400 RSF.
- Suite 100: White-box condition. 2,400 RSF.
- Suite 150: 4,000 - 5,353 RSF. Lots of plumbing.
- Large First Floor: Possible 8,500 RSF for long term lease.



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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