

FOR LEASE | MEDICAL AND OFFICE SPACE

HERITAGE MEDICAL CENTER

9777 S. YOSEMITE STREET, LONE TREE, CO 80124

PRIME LOCATION



CUSHMAN &
WAKEFIELD

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PROPERTY HIGHLIGHTS

Nestled in the heart of Lone Tree, this medical office building offers a bright, open and meticulously maintained space for lease. Conveniently located less than a 5-minute drive to Sky Ridge Medical Center, Kaiser Permanente, the Sky Ridge Station Light Rail and Park Meadows shopping mall, Heritage Medical Center provides an ideal environment for medical tenants, their patients, clients and visitors. Lone Tree's attractive and growing population, with an average household income of \$180,000+ affirms the appeal of this prime location.

PROPERTY FEATURES

Building Size:	36,541 SF RBA
Space Available:	7,085 SF
Parking:	3.15 / 1,000 SF Surface
Year Built:	1987 / Renov. 2005
Management:	Anchor Health Properties
Vehicles Per Day:	160,000



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ANCHOR

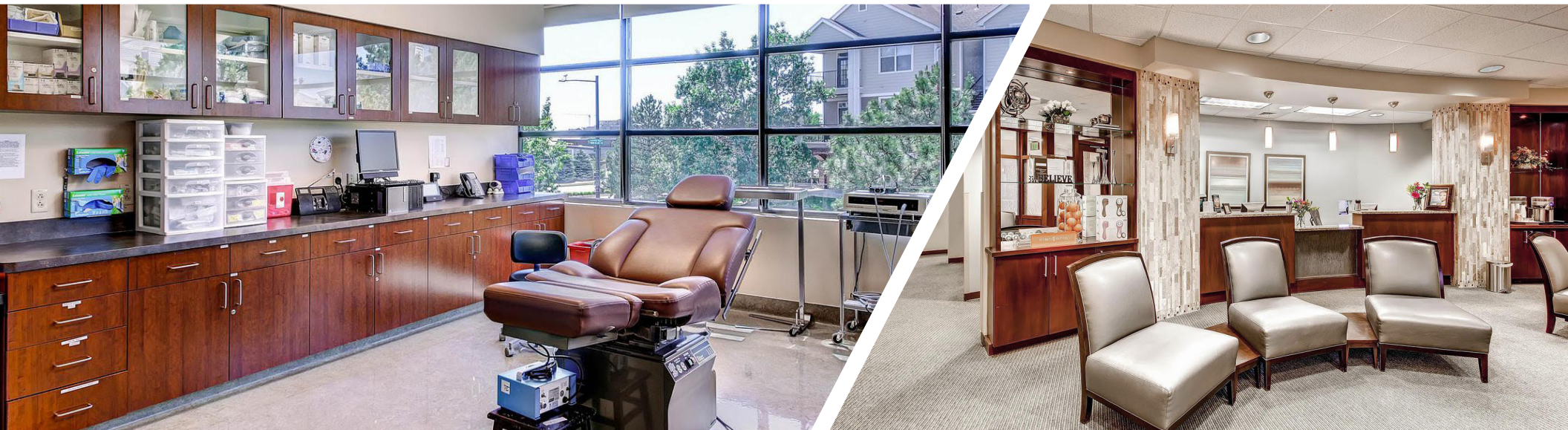
HEALTH PROPERTIES

With nearly 40 years of experience with the development and management of medical outpatient facilities, Anchor Health Properties is a market leader dedicated to creating a better healthcare experience for patients and a competitive edge for their tenants.

BY THE NUMBERS

WITHIN 1, 3, AND 5 MILES OF THE PROPERTY

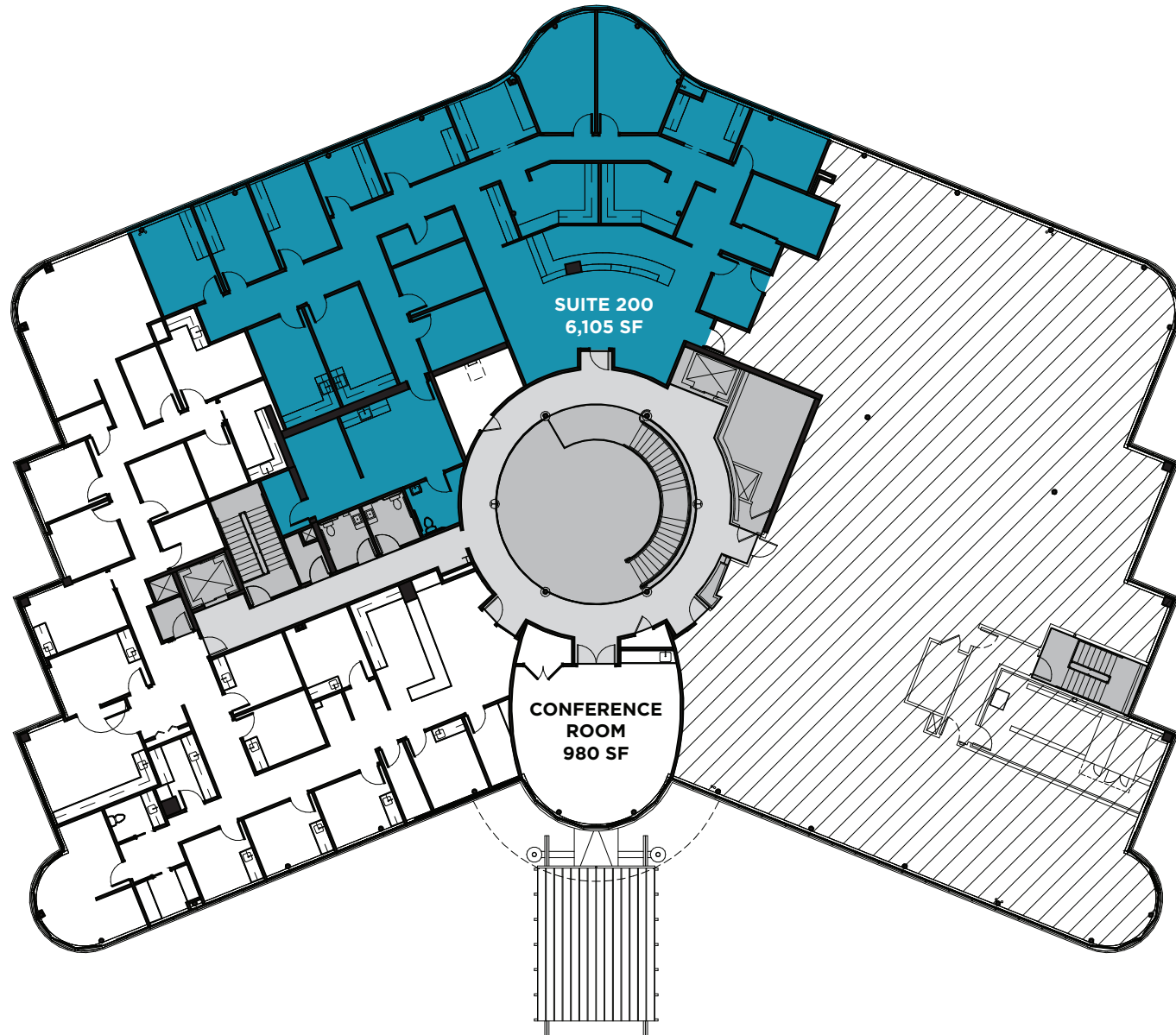
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average Household Income:	\$180,564	\$173,971	\$187,065
Total Population:	13,595	72,965	196,295
Average Home Value:	\$877,873	\$715,447	\$721,685
Bachelors Degree:	44%	42%	43%
Graduate/Professional Degree:	29%	26%	26%



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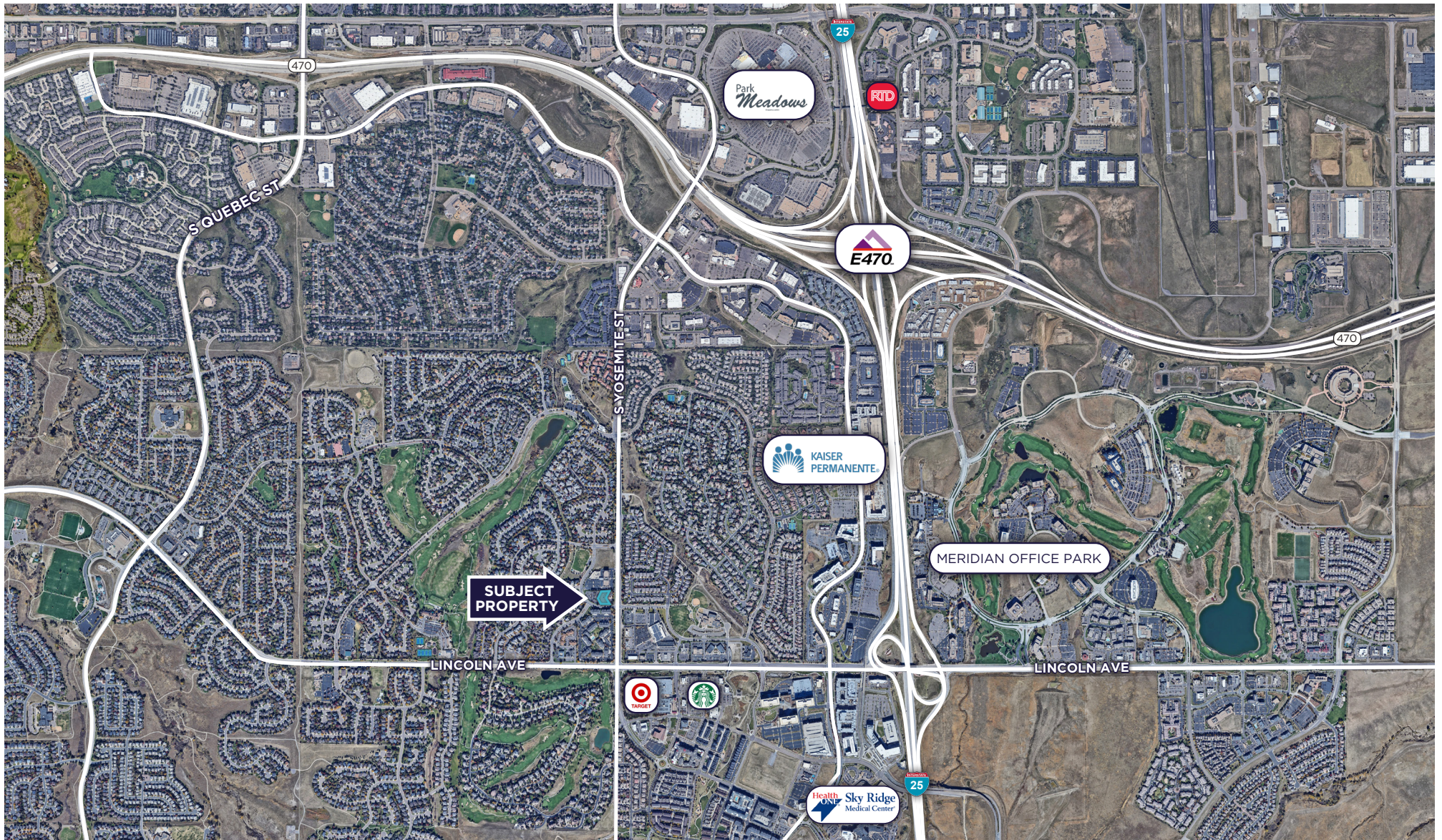
FLOOR PLAN



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SITE MAP





Heritage Medical Center

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