## FOR LEASE | MEDICAL | OFFICE | RETAIL Quail Crossing

13557 N Huron St., Westminster, CO 80234

#### **CONTACT INFORMATION**

**BILL LUCAS** 

Managing Director +1 303 312 4239 bill.lucas@cushwake.com



# **PROPERTY FEATURES**

Located on the SW corner of 136th Avenue & Huron Street in Westminster, 13557 N Huron St. at Quail Crossing provides a premier medical office space just 1/2 mile west of I-25, 1-mile south of St. Anthony North Hospital and 15-miles north of downtown Denver. This single-story medical office building is ideal for clinic and/or retail oriented medical space providing great visibility, natural light, building signage as well as monument signage on Huron and 136th Avenue. Quail Crossing is an excellent choice for medical tenants, their patients, clients and visitors.

Building Size:	8,056 RSF
Land Area:	1 Acre
Available Space:	3,190 RSF (Divisible)
YOC:	2024
Stories:	One
Property Management:	Anchor Health Properties







### Quail Crossing | 13557 N Huron St., Westminster, CO 80234





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.



	Avg. Household Income
	Total Population
	Avg. Home Value
	Bachelor's Degree
/	Graduate/Professional Degree

1 Mile	3 Miles	5 Miles
\$164,280	\$148,461	\$149,630
9,139	90,364	253,934
\$741,091	\$639,120	\$618,678
33%	31%	30%
18%	16%	15%



#### CONTACT

BILL LUCAS Managing Director +1 303 312 4239 bill.lucas@cushwake.com

### WITHIN 1-MILE

- St. Anthony North Hospital
- Pedestrian/Bike to Big Dry Creek Pedestrian/Bike Trail RTD Bus Services
  - Flatiron Flyer (Bus Rapid Transit): connects Denver
    & Boulder with several stops in Westminster

St. Anthony

North Hospital



#### **QUAIL CROSSING NEIGHBORS**

Healthcare: Europtics, Periodontics, Dental, Health Images, Orthopedic & Spine Center of the Rockies, and Complexion Medical Spa

**Retail/Services:** Horizon, North Credit Union, DUNKIN', Bank of America, The Learning Experience Early Education, and Firestone Auto Care

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.