LONE TREE OFFICE BUILDING

9226 Teddy Ln., Lone Tree, CO 80124

FULL FLOOR OPPORTUNITY W/ PRIVATE BALCONY



FOR LEASE

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CUSHMAN & WAKEFIELD

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PROPERTY HIGHLIGHTS

AVAILABLE
2,896 SF

RENT
$30/SF

MONTHLY RENT
$7,240/Month

ABOUT THE PROPERTY

- Full floor opportunity (entire 2nd) with private balcony
- Unit has its own secure entrance
- Newly renovated space with high end finishes throughout
- Quiet office campus setting with outdoor seating areas throughout
- Walkable distance to many amenities including daycare (Primrose), Entertainment (Lucky Strike), and multiple restaurant options
- Near corporate headquarters including Charles Schwab, Kiewit, Kaiser Permanent, Canvas Credit Union, Lockheed Martin, and more





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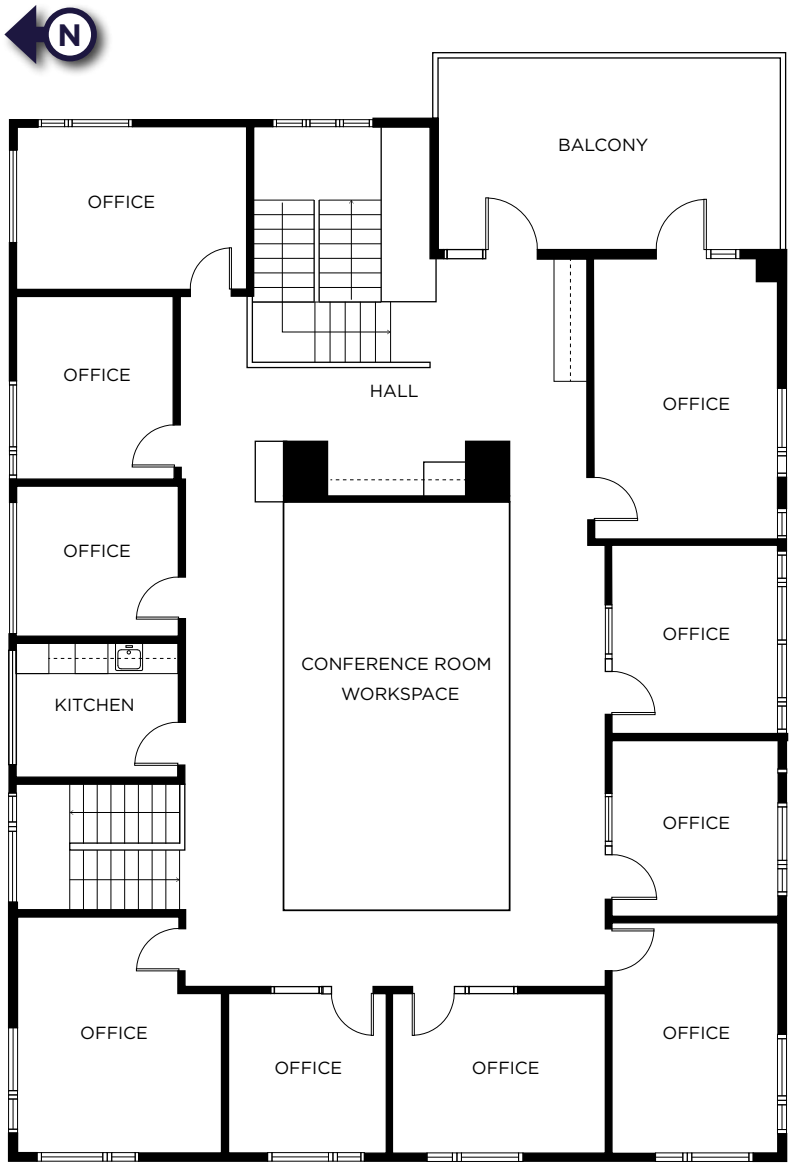
SPACE PLAN

- Newly renovated office with 10 offices/treatment rooms
- One large conference room (fits 12 chairs) and a kitchenette
- Shared bathrooms on the first floor
- Second floor only accessible by stairs
- Separate thermostat for heating/cooling

Click here to view Photo Gallery







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TRADE AERIAL MAP



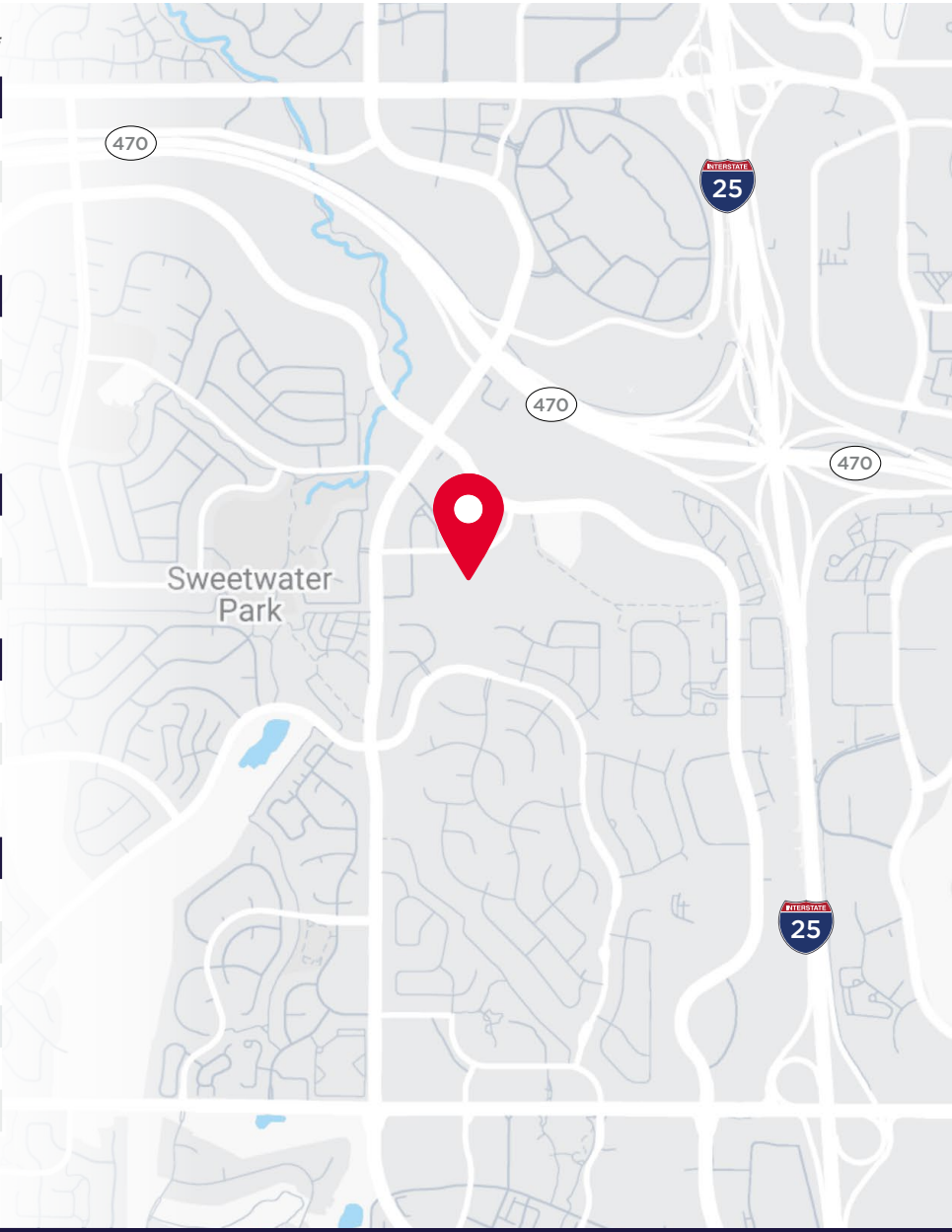
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DEMOGRAPHIC HIGHLIGHTS

Source: Esri

Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	13,565	76,841	218,834
2030 Projected Population	11,641	81,194	228,685
Projected Annual Growth 2025 to 2030	7.93%	5.66%	4.50%
Daytime Population			
2025 Daytime Population	15,426	84,081	237,163
Workers	8,127	44,089	124,860
Residents	13,565	76,841	218,834
Income			
2025 Est. Average Household Income	$140,899	$154,928	$161,894
2030 Est. Median Household Income	$119,150	$126,005	$133,756
Households & Growth			
2025 Est. Households	5,694	31,984	84,558
2030 Projected Households	6,464	33,936	88,549
Projected Annual Growth 2025 to 2030	1.70%	1.20%	0.90%
Race & Ethnicity			
2025 Est. White	9,490	56,955	163,460
2025 Est. Black or African American	351	1,609	4,744
2025 Est. Asian or Pacific Islander	1,616	7,656	20,698
2025 Est. American Indian or Native Alaskan	105	362	1,017
2025 Est. Other Races	2,003	10,258	28,915
2025 Est. Hispanic	1,619	7,667	21,550



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