

FOR LEASE

5351 South Roslyn Street, Greenwood Village CO 80111

LANDMARK MEDICAL CENTER

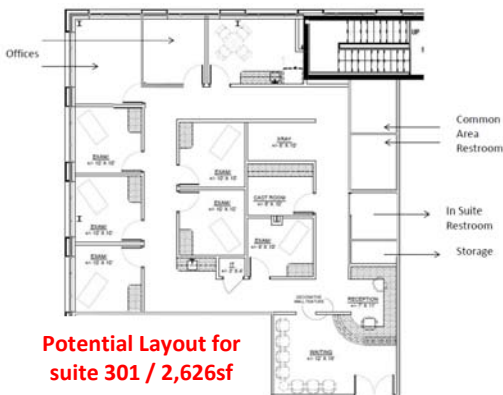
BUILDING DETAILS

PROJECT SIZE	33,282 SF
FLOOR SIZE	11,166 SF +/-
LEASE RATE	\$26.00-\$30.00 NNN
CEILING HEIGHTS	14' - 16' Feet
OP EX	\$10.33/psf
ZONING	B-2 / Office / Medical
CITY	Greenwood Village
PARKING	4.5/1,000 SF
TI ALLOWANCE	Negotiable



ADDITIONAL FEATURES

- ▶ Next to the Landmark Town Center
- ▶ Covered Patient Drop-off
- ▶ Dual Zone HVAC
- ▶ Tremendous Western Views
- ▶ Class A / Sustainable Design
- ▶ Building & Monument Signage



DESCRIPTION

The Landmark Medical Center is a new medical office building next door to the Landmark Town Center. The 33,282 square-foot, three-story property features suite sizes ranging from 1,250 sq. ft. to the entire building of 33,282 sq. ft. Tenants will have the opportunity to design the space to fit their exact specifications. The abundance of retail shops and restaurants in the surrounding area including the Landmark Town Center and Pappadeaux Seafood Kitchen next door, along with the building's close proximity to light rail, provides a unique opportunity in a premium location. The building sits in the heart of Greenwood Village.



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