

FOR LEASE

9092

S. RIDGELINE BLVD.

Highlands Ranch, CO 80129



Colliers

11,173 SF • PREMIER OFFICE BUILDING IN HIGHLANDS RANCH
CONTACT BROKER FOR RATE

THIS EXCEPTIONAL 11,173 SF OFFICE BUILDING

offers a rare opportunity to lease in one of the most supply-constrained and lowest-vacancy office markets in the Denver Metro area. Strategically positioned in a thriving, amenity-rich community, this property provides outstanding visibility, ample parking (a new parking lot was installed last year), and convenient access to major roadways, including C-470.

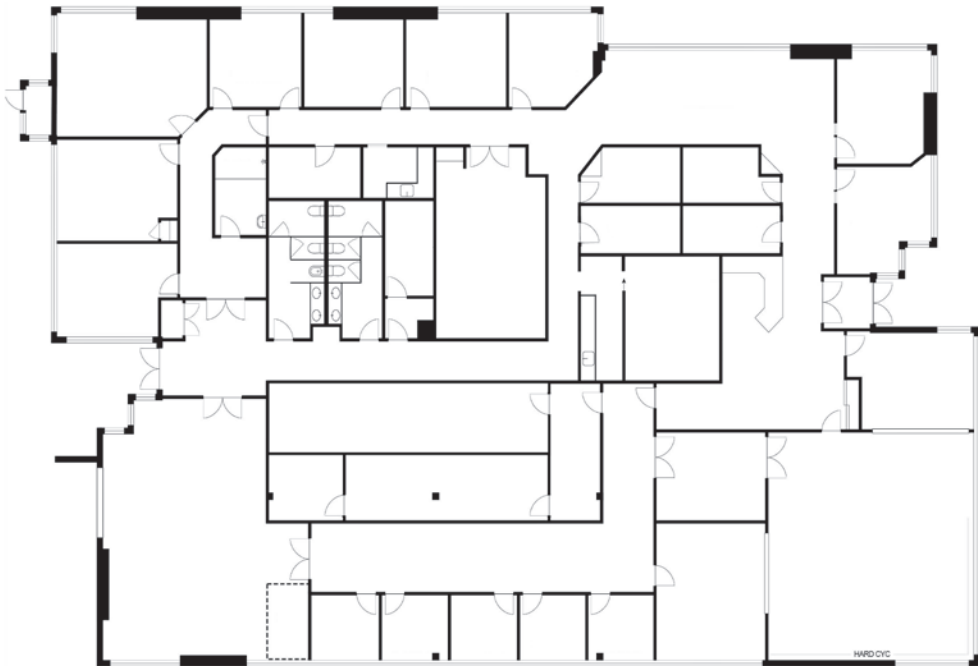
The building's flexible, functional layout and high expense IT infrastructure make it an ideal fit for a medical practice or healthcare group seeking to expand, relocate to a new headquarters or create a specialty clinic. The expansive square footage allows for efficient space planning and the creation of multiple exam rooms or private offices, waiting areas, and or a surgery center.

Whether you're looking for long-term stability or seeking a premium presence in a vibrant professional corridor, this is a rare opportunity to secure a prime asset in one of the region's most attractive office environments.





FLOORPLAN



KEY FEATURES:

- Single Story
- Building Signage Available
- 4:1,000 Surface Parking
- Fitness Room with Shower & Lockers
- Sprinklered Building
- 500 SF Warehouse/Storage space with 15ft ceiling and drive-in door
- High Tech Security System
- New Roof and HVAC systems
- OPEX: \$9.33/SF (Utilities are paid separately)



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