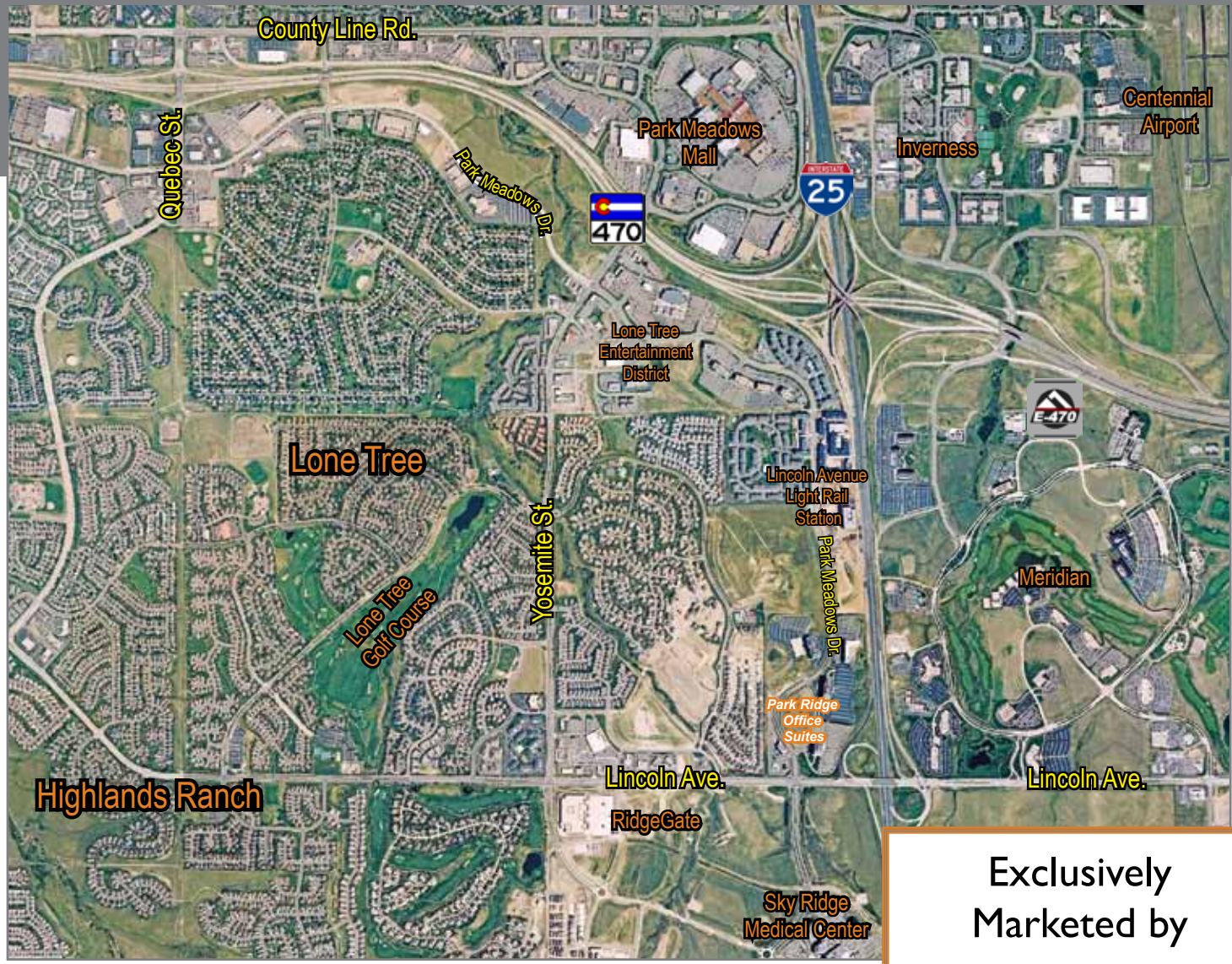


AERIAL



# PARK RIDGE OFFICE SUITES

I-25 & LINCOLN AVENUE

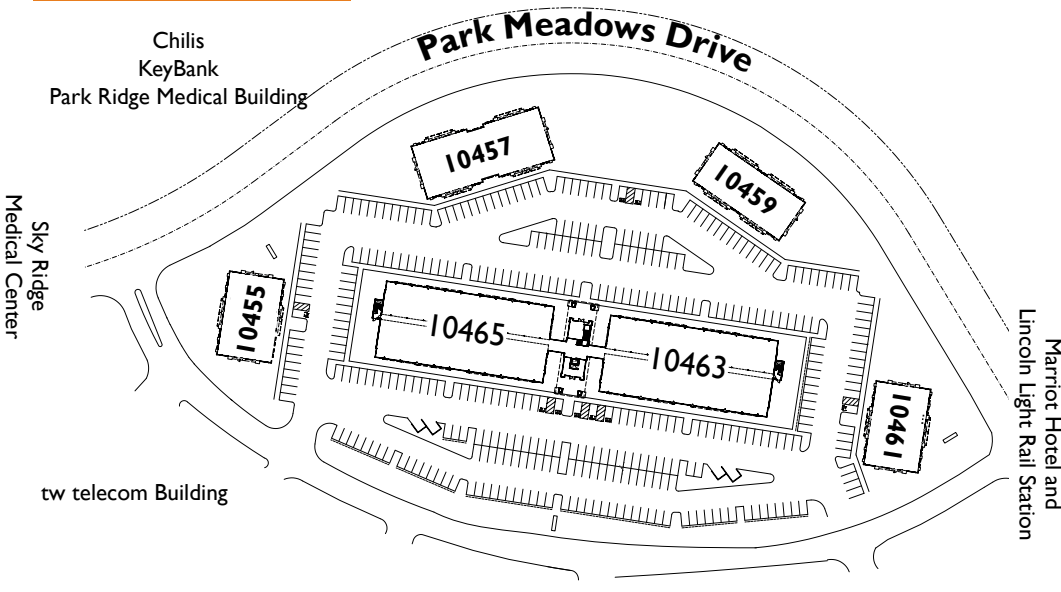
10463 - 10465 Park Meadows Drive, Littleton, CO 80124

## Medical & Professional Office Condominiums

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30 Day Closings...  
Call for Details!



### SITE PLAN



### Exclusively Marketed by

Carole Schumacher  
303.541.1575  
cs@brcrealestate.com

Bryan Hardman  
303.541.1573  
bryan@brcrealestate.com

BRC Real Estate  
9331 Commerce Center St.  
Highlands Ranch, CO 80129  
303.804.9800



**SALE PRICE: ~~\$225/SF~~ \$150/SF**

- Six-building, 92,972 sf Class "A" office condominium development located at I-25 & Lincoln Avenue
- Contiguous suites starting at 1,614 sf up to 16,353 sf
- Located within ParkRidge Corporate Center, just minutes from Sky Ridge Medical Center, the Lincoln Light Rail Station, Lone Tree's business epicenter and Park Meadows Mall

[www.brcrealestate.com](http://www.brcrealestate.com)

...Just Steps from Light Rail, Sky Ridge & Park Meadows

# PARK RIDGE OFFICE SUITES



## PROPERTY FEATURES

**Park Ridge Office Suites** is a distinctive Class "A" six-building office condominium project available for sale or lease. The property consists of four single-story buildings (all of which are sold out) and two 2-story buildings totaling 92,972 square feet of prime real estate in one of the fastest growing markets in the Denver metropolitan area.

## LOCATION, LOCATION, LOCATION

**Park Ridge Office Suites** is an exciting opportunity for users desiring a highly visible location at the corner of I-25 and Lincoln Avenue in ParkRidge Corporate Center along Park Meadows Drive in Littleton, Colorado. **Park Ridge Office Suites** is located just north of Lincoln Avenue and directly west of I-25 in unincorporated Douglas County. The business park is home to the Denver Marriott South convention center hotel, tw telecom, Aurora Bank, Hewlett Packard, Re/Max Alliance, Merrill Lynch, KeyBank, Chili's and Park Ridge Medical Plaza. Located just south of the Lincoln Light Rail Station, and just north of Sky Ridge Medical Center campus and the RidgeGate development, the amenity base makes this an ideal location for a medical user as well as professional offices.

## OWNERSHIP ADVANTAGES

- Pride of ownership
- Build equity
- Control operating expenses
- Real estate appreciation
- Tax advantages
- Up to 90% financing available
- Buy now at lowest pricing ever!

## PROPERTY HIGHLIGHTS

- ▶ Ideal medical, dental or professional office
- ▶ Prominent monument & building signage
- ▶ Quick & easy access to Sky Ridge Medical Center, RidgeGate, Lone Tree Entertainment District, Park Meadows Mall & Lincoln Light Rail Station
- ▶ 4.6:1,000 free parking
- ▶ Ultimate visibility & accessibility from Lincoln Avenue & Interstate 25



## AVAILABLE

**10463 Park Meadows Drive (north 2-story building):**

- Suite 112 (1,614 sf)
- Suites 209 & 211 (5,156 sf, divisible)

**10465 Park Meadows Drive (south 2-story building):**

- Suites 101-106 (2,044 sf to 8,850 sf)
- Second Floor (16,353 sf)

**JOIN THESE BUSINESSES AT PARK RIDGE OFFICE SUITES:**

- Denver Cyberknife
- University of Colorado Department of Radiation Oncology
- Advanced Integrative Medicine
- K&G Petroleum/Jenny's Market HQ
- First Commercial Bank
- Metropolitan Dental
- Allegro Dental
- Park Meadows Orthodontics
- McKenzie, Rhody & Hearn
- Freedom Financial Services
- Raymond James Financial
- Xcelente Marketing
- Colon Construction
- Budman & Hershey law firm
- Axiom Solutions
- TRG Title Services

REAL ESTATE  
OWNERSHIP...



IT'S JUST SMART  
BUSINESS.

