

SLOAN'S LAKE MEDICAL CENTER

1601 LOWELL BOULEVARD | DENVER, COLORADO

AKA 1690 MEADE STREET | DENVER, CO




AVAILABLE SPACE

 ±20,050
square feet

PARKING RATIO

 5:1,000

RENTAL RATES

 \$22-24
/sf/yr NNN

FEATURES

- Central location
- Abundant parking
- Onsite cafeteria
- Adjacent to Sloan's Lake
- Located on RTD bus route
- 3 blocks from light rail station

FOR MORE INFORMATION

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**COLORADO COMMERCIAL
COMPANIES**
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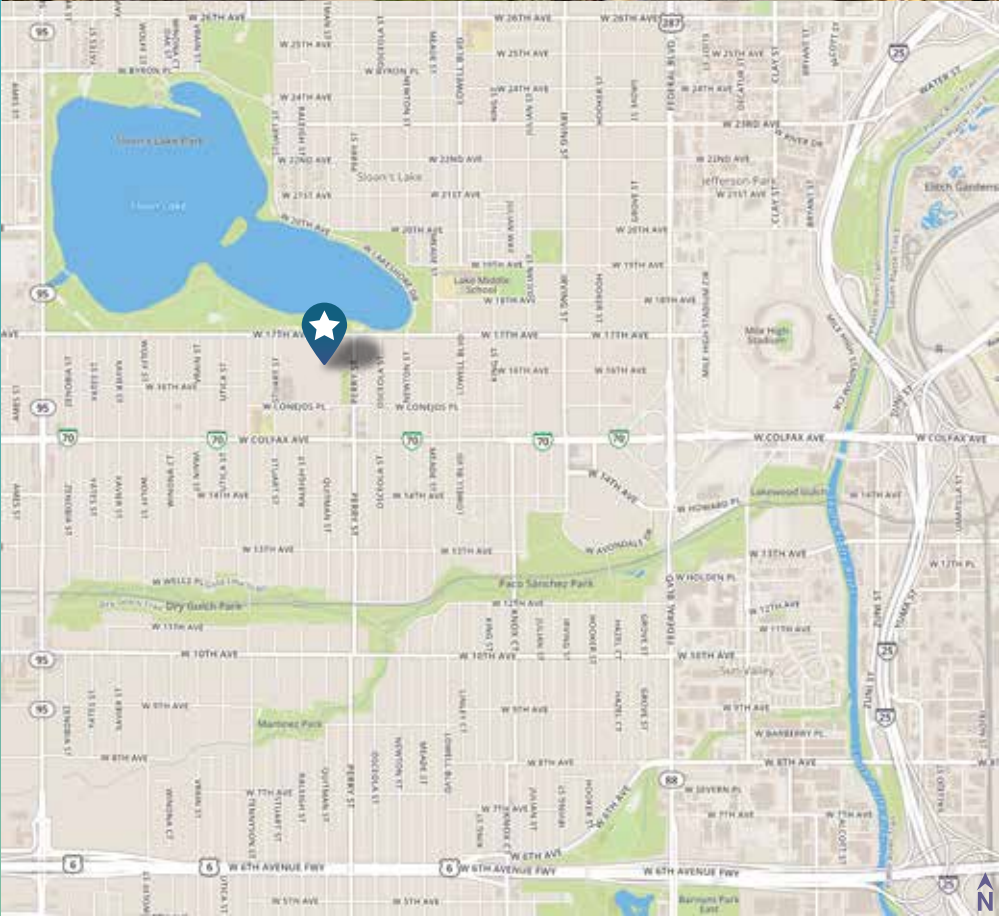
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AREA AMENITIES

Walking distance to the redeveloped Sloans Denver

- Starbucks
- Tap & Burger
- Alamo Draft House

Enjoy unbelievable views of Sloans Lake, Downtown Denver and the mountains



DRIVE TIMES

10 minutes to Downtown

33 minutes to DIA

9 minutes to Denver Health

13 minutes to Lutheran Medical Center

17 minutes to Saint Joseph Hospital

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MEDICAL BUILDING FEATURES

Oxygen farm on site
Medical air and vacuums available
Established ambulance entrance
24/7 security guard at reception desk
Secured entry after 7:00 P.M.
Onsite maintenance crew
Established reputation of compliance with JCAHO,
CDPH&E, CMS, EPA and Denver Fire.
1,000 KWH backup generator
6,000 Gallon diesel tank for generator
8,000 Gallon diesel back up for boilers

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AREA DEMOGRAPHICS

	0.5 MILE RADIUS	1 MILE RADIUS	2 MILE RADIUS
POPULATION	7,100	23,164	86,864
HOUSEHOLDS	2,784	9,320	36,592
FAMILIES	1,542	4,882	17,901
AVERAGE HOUSEHOLD SIZE	2.51	2.46	2.31
OWNER OCCUPIED HOUSING UNITS	816	3,157	14,864
RENTER OCCUPIED HOUSING UNITS	1,968	6,163	21,727
MEDIAN AGE	31.3	33.1	33.6
AVERAGE HOUSEHOLD INCOME	\$52,882	\$56,850	\$70,220

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READY TO OCCUPY MEDICAL SPA SPACE

SUITE SIZE

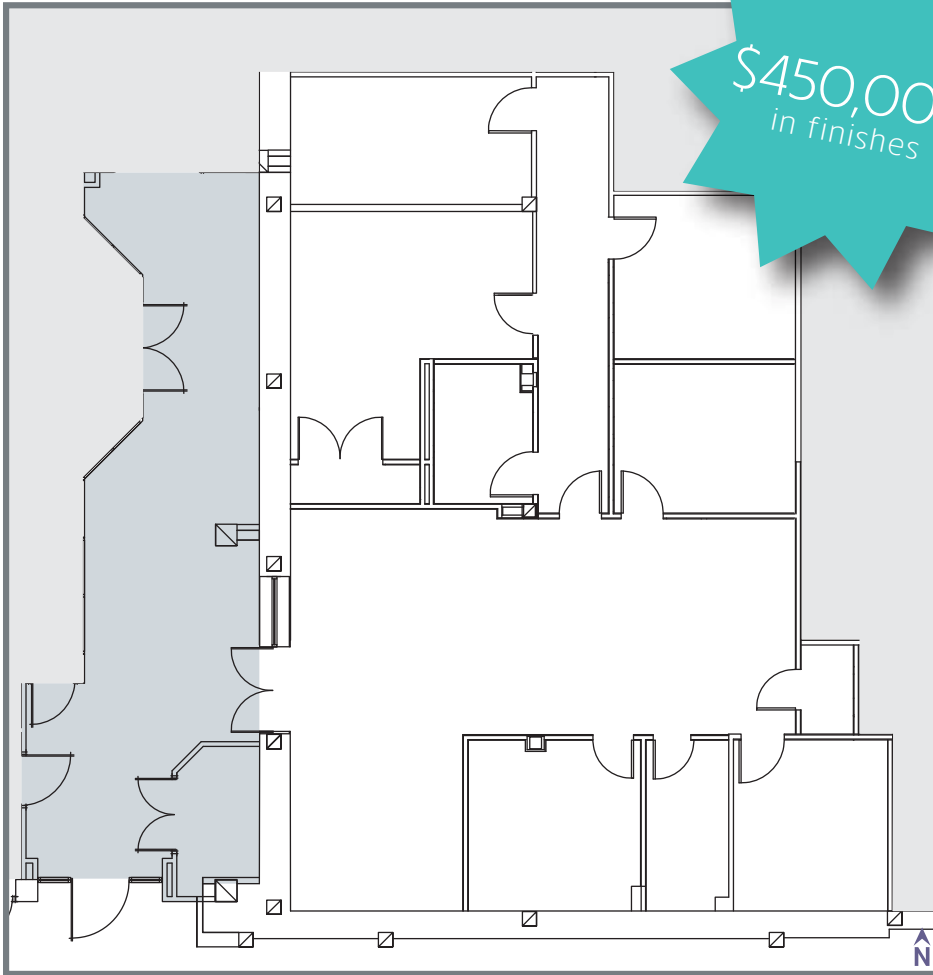
SUITE 150*

±2,153
square feet

Located right off of building lobby. Gorgeous reception area with high level of finish throughout, five exam/treatment rooms with millwork and plumbing, one office, storage closet, IT closet, and private restroom.

*suite numbers subject to change

\$450,000
in finishes



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WHITEBOX MEDICAL OFFICE SPACE

SUITE SIZE

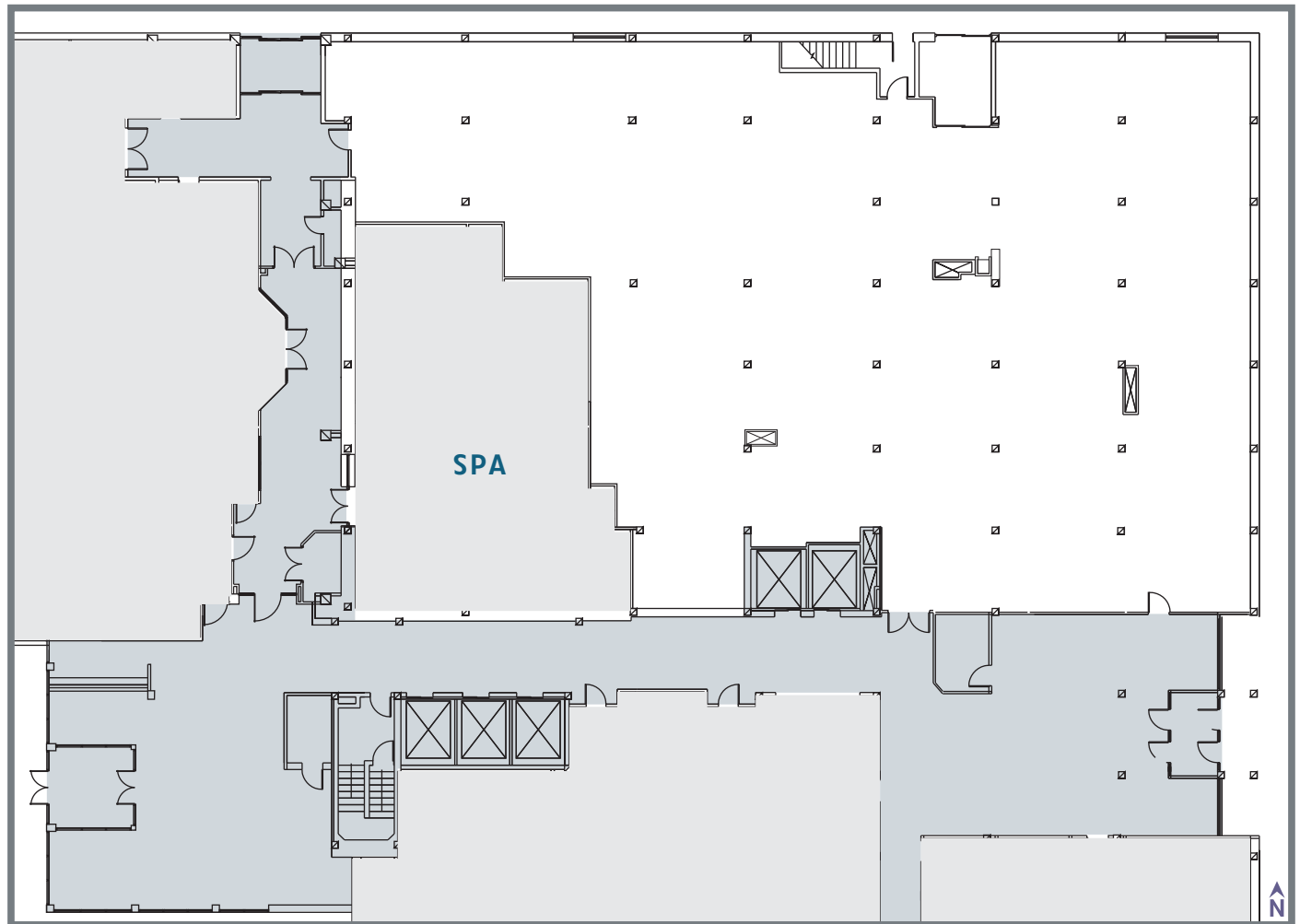
± 9,059
square feet

SUITE 100*

Owner has whiteboxed the space so a user can design for custom requirements. Features a private drive through entrance.

*suite numbers subject to change

CORNER SUITE WITH COVERED DRIVE ACCESS



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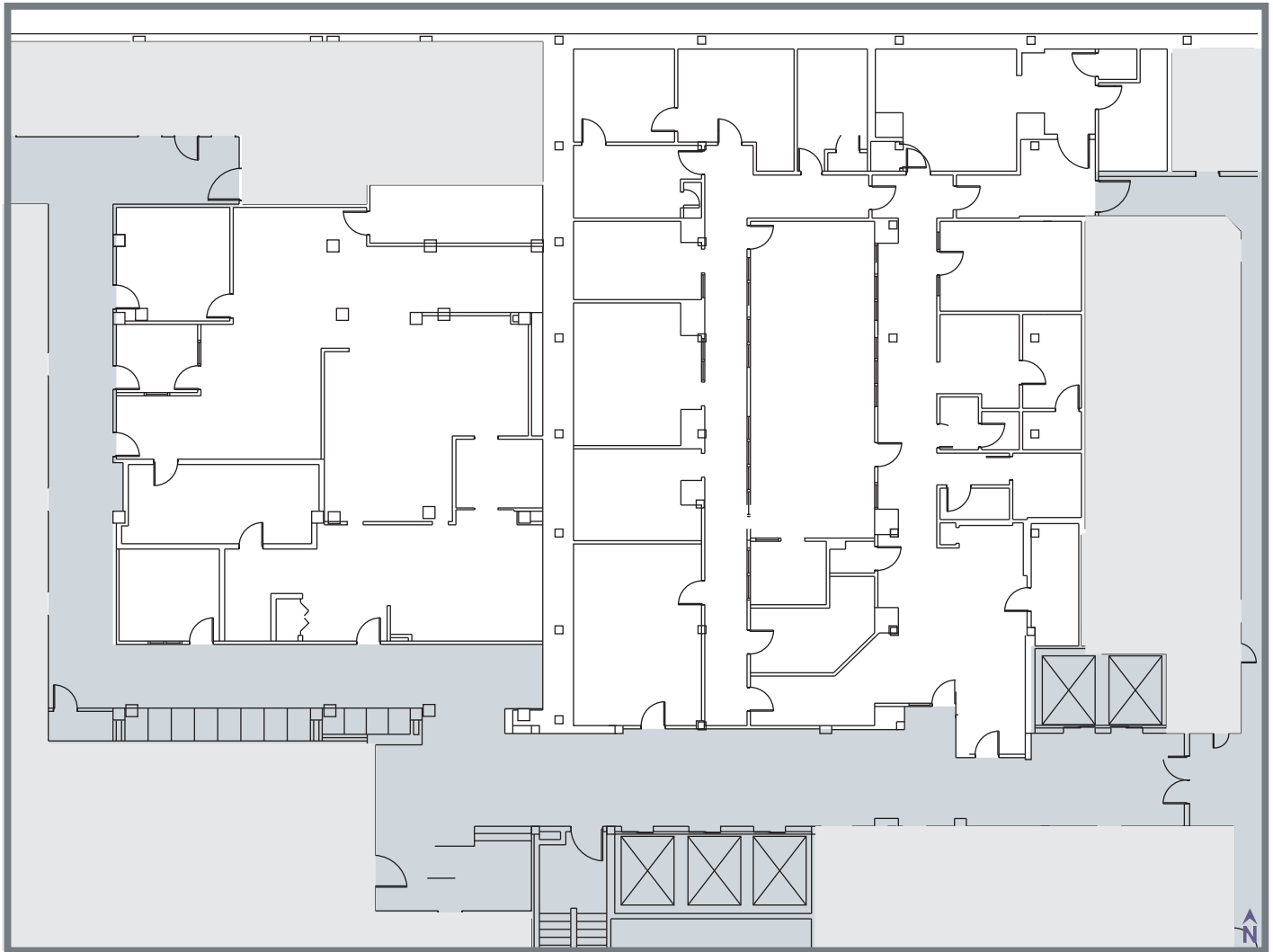
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SUITE SIZE

± 8,838
square feet

LOWER LEVEL

Divisible to ±800 SF. This lower level space can be divided in many ways. Excellent for sleep lab, medical lab, or research space.



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