



ROSEMONT LONE TREE OFFICE CONDOS
9896 ROSEMONT AVE
SUITE 203 & 204

Lone Tree, CO 80124



AVAILABILITY
AVAILABLE
JAN. 1, 2021



UNIT SIZE
2,310
SF



PARKING
3.69/1000
SF



ZONING
C-5

PROPERTY HIGHLIGHTS

- Great space for Medical or Professional Services
- Beautiful landscaped common area
- Full build out, which includes 7 offices, built-in reception area, conference room, 2 restrooms, copy room, kitchen, storage room
- Windows in every office, built-in cabinets/counter workspace, IT and storage rooms
- Highly accessible, located by Lone Tree Golf Club, Skyridge Medical Center & Park Meadows Mall
- Close proximity to retail and dining amenities & to I-25
- Direct access from ground level and close parking to door

PROPERTY DESCRIPTION

Rosemont Office/Medical Condos are situated in a park-like setting and consist of 6 unique buildings in the complex. It's located north of Lincoln Ave, 1/2 mile west of I-25 off Lincoln Ave.

There is a various tenant mix that includes professional services, financial services, physical therapists, attorney's, dentists, chiropractor, insurance agents, endodontics, veterinary clinic and a Pilates studio. The location is close to hotels, grocery stores, restaurants, Lone Tree Golf Club and Park Meadows Mall.

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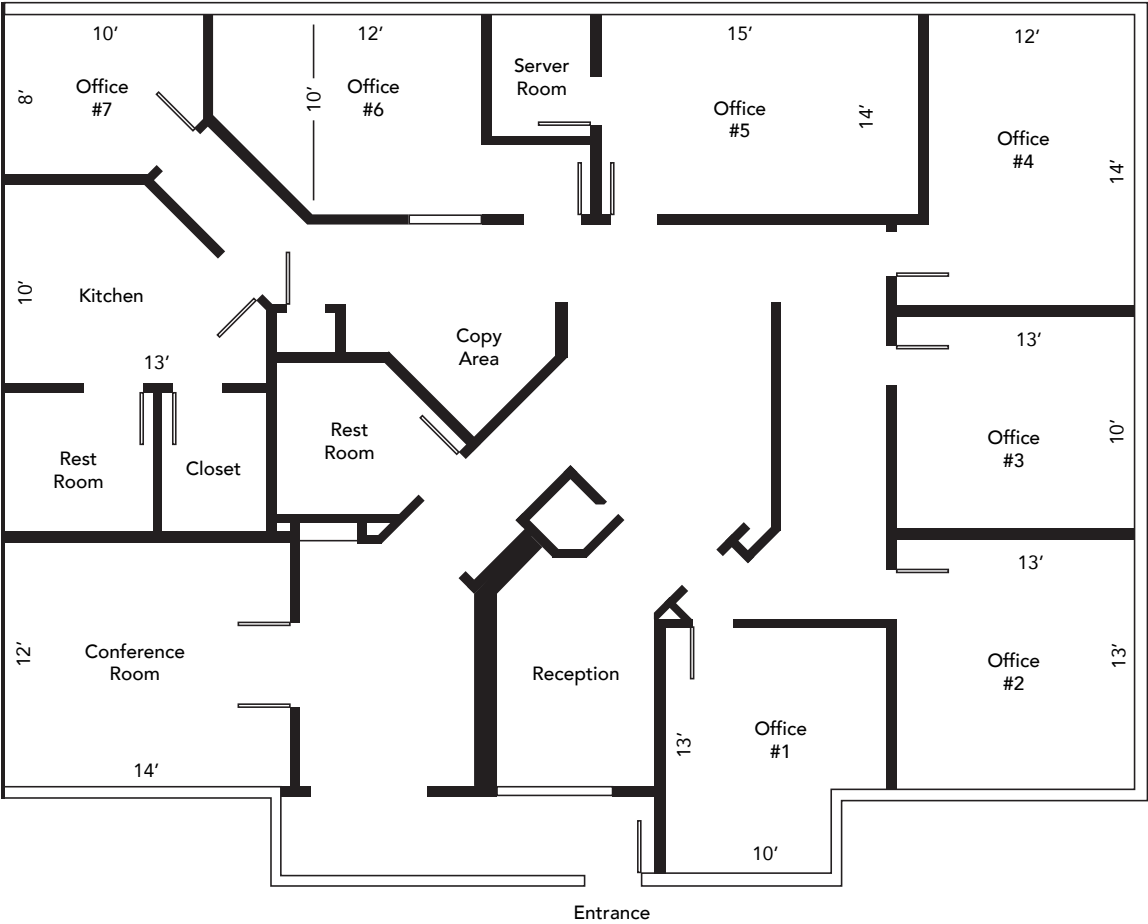
OFFERING SUMMARY

Sale Price:	\$695,000
Taxes (2020):	#203 - \$7,442 #204 - \$7,442
Intended Use:	Office/Medical
Building Size:	10,304 SF
County:	Douglas
Class:	B
Year Built:	2004
Stories:	2
Monthly OA Dues:	\$595
Estimated NNN's:	\$12.34 Includes OA dues with CAM.
Annual Base Rent	
Escalation:	\$0.50/SF/Year

AERIAL MAP



FLOOR PLAN



ADDITIONAL PHOTOS



AMENITIES

Air Conditioning

Fully Carpeted

Natural Light

Reception Area

Central Heating

Kitchen

Private Restrooms



If you have any further questions or would like to learn more,
please contact me today!

Doug Gates

Commercial Real Estate Advisor

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