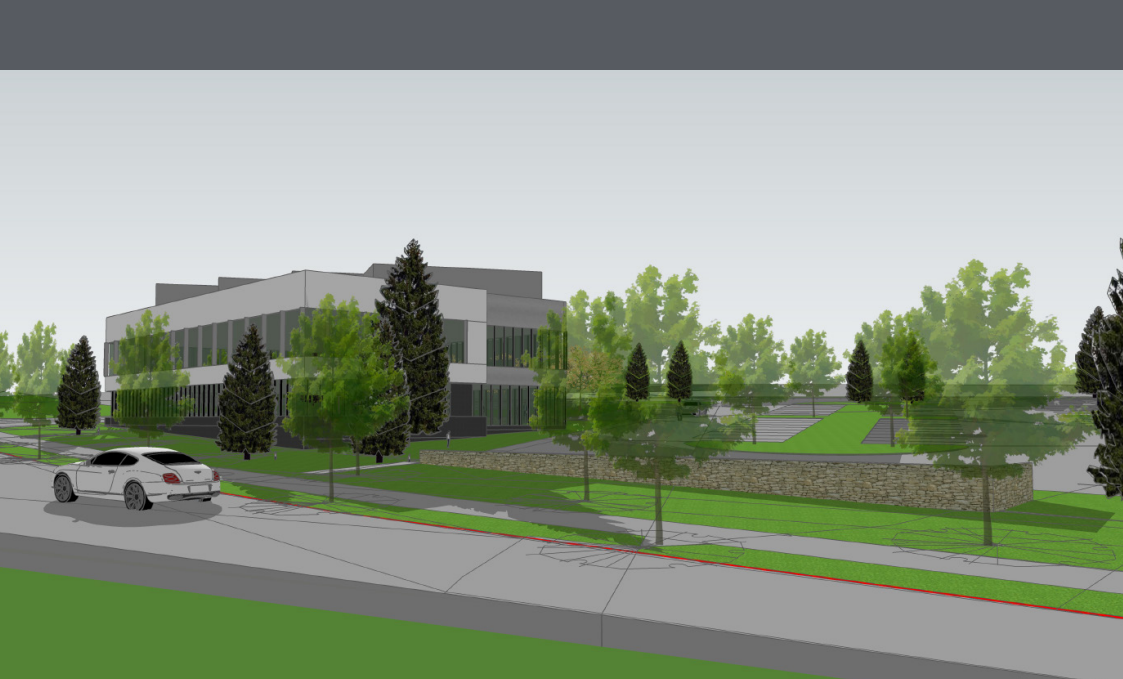
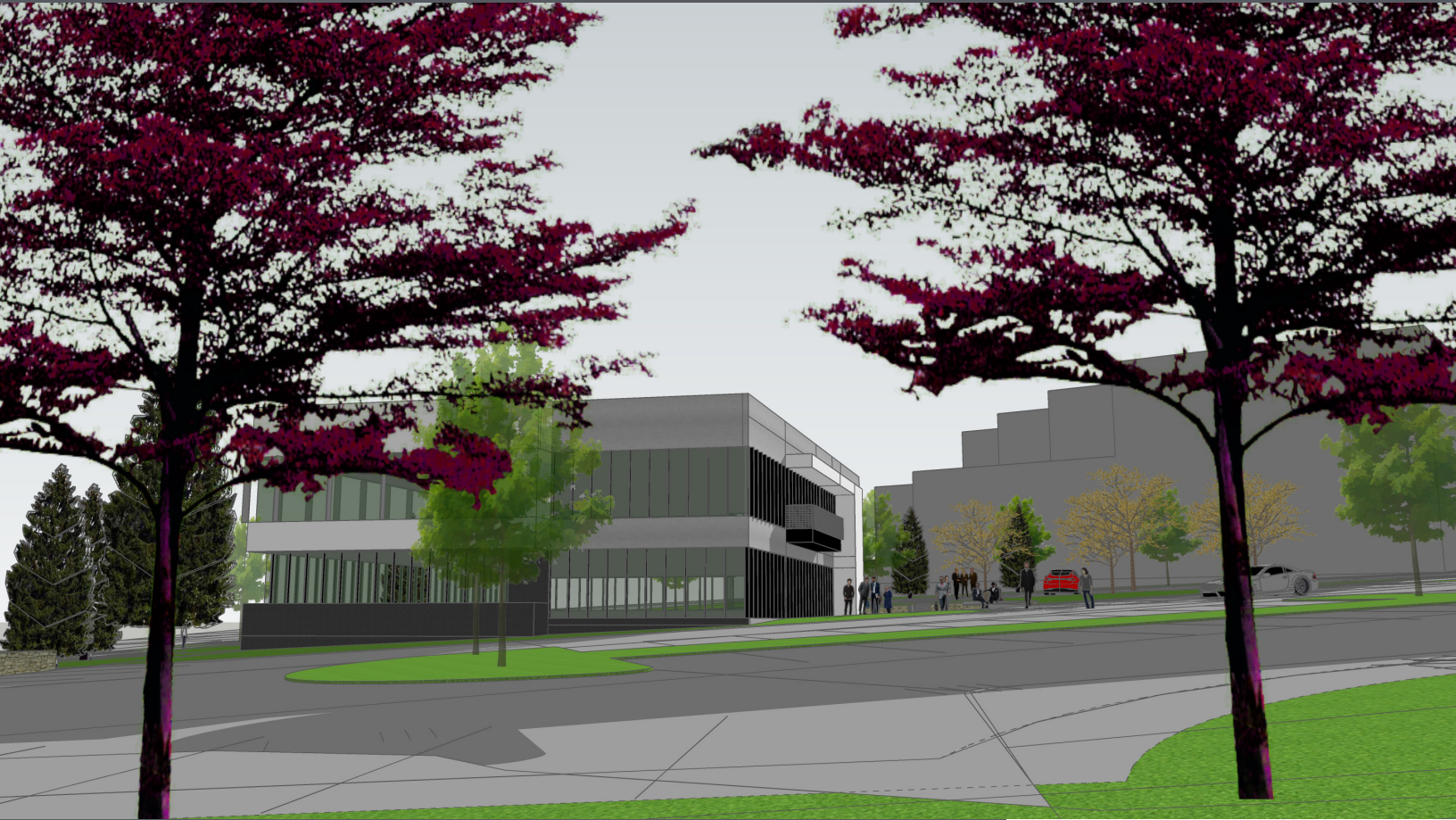


Build-to-Suit Medical/Office Opportunity

5571 S. YOSEMITE STREET

CENTENNIAL, CO 80015



FOR LEASING INFORMATION,
PLEASE CONTACT:

ABBY WANER BARTOLOTTA

+1 303 390 5208

+1 303 242 4839

abby.bartolotta@am.jll.com

JOHN BEASON

+1 303 217 7949

+1 720 693 3781

john.beason@am.jll.com



JLL

*Achieve
Ambitions*

Build-to-suit property *features*

Possible Building Size:	15,200 SF
Parking Ratio:	6:1,000 RSF
Year Built:	2022
Stories:	2
Type:	Build-to-suit options available

Limited land options in DTC

Uniquely customize a build-to-suit

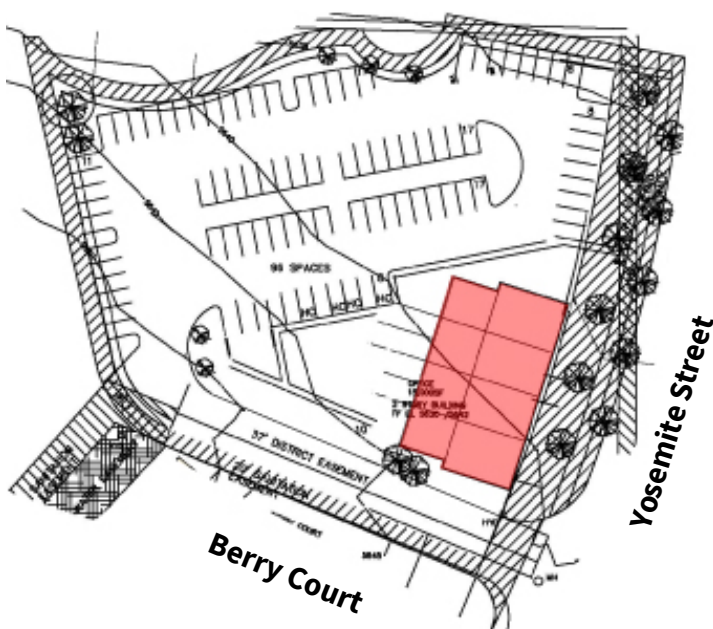
Primed for medical users

Ideal for specialists given proximity to 4 surgery centers and 5+ primary care groups within 5 minute drive time

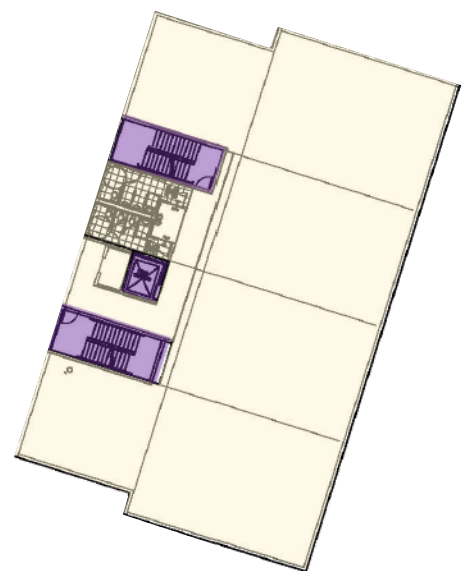
Centralized location

1/2 mile from E. Bellevue Avenue and 1/2 mile from E. Orchard Road

Site *Plan*



Potential *Floorplan*



Single Tenant

LOCATION HIGHLIGHTS



Cherry Creek
Reservoir

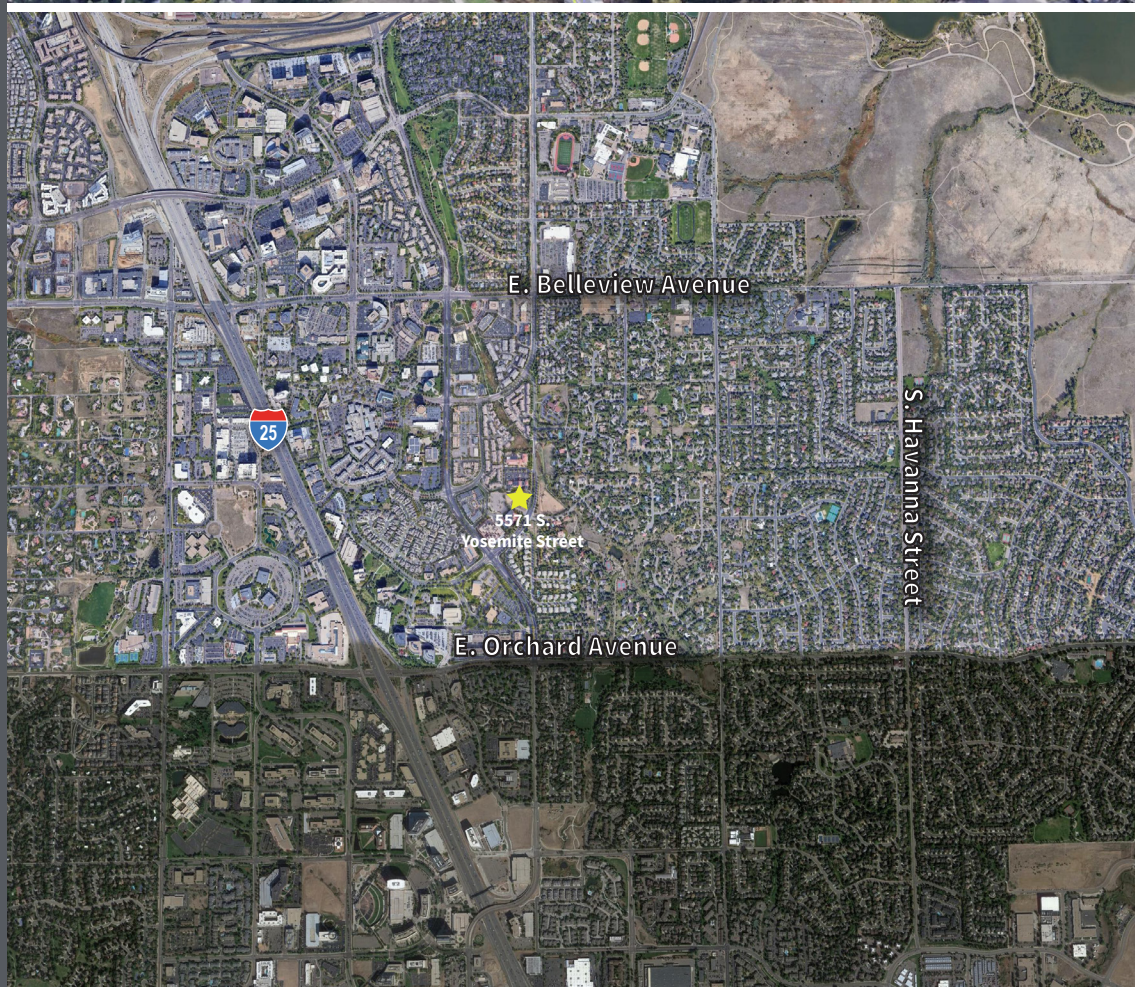


1 mile from I-25

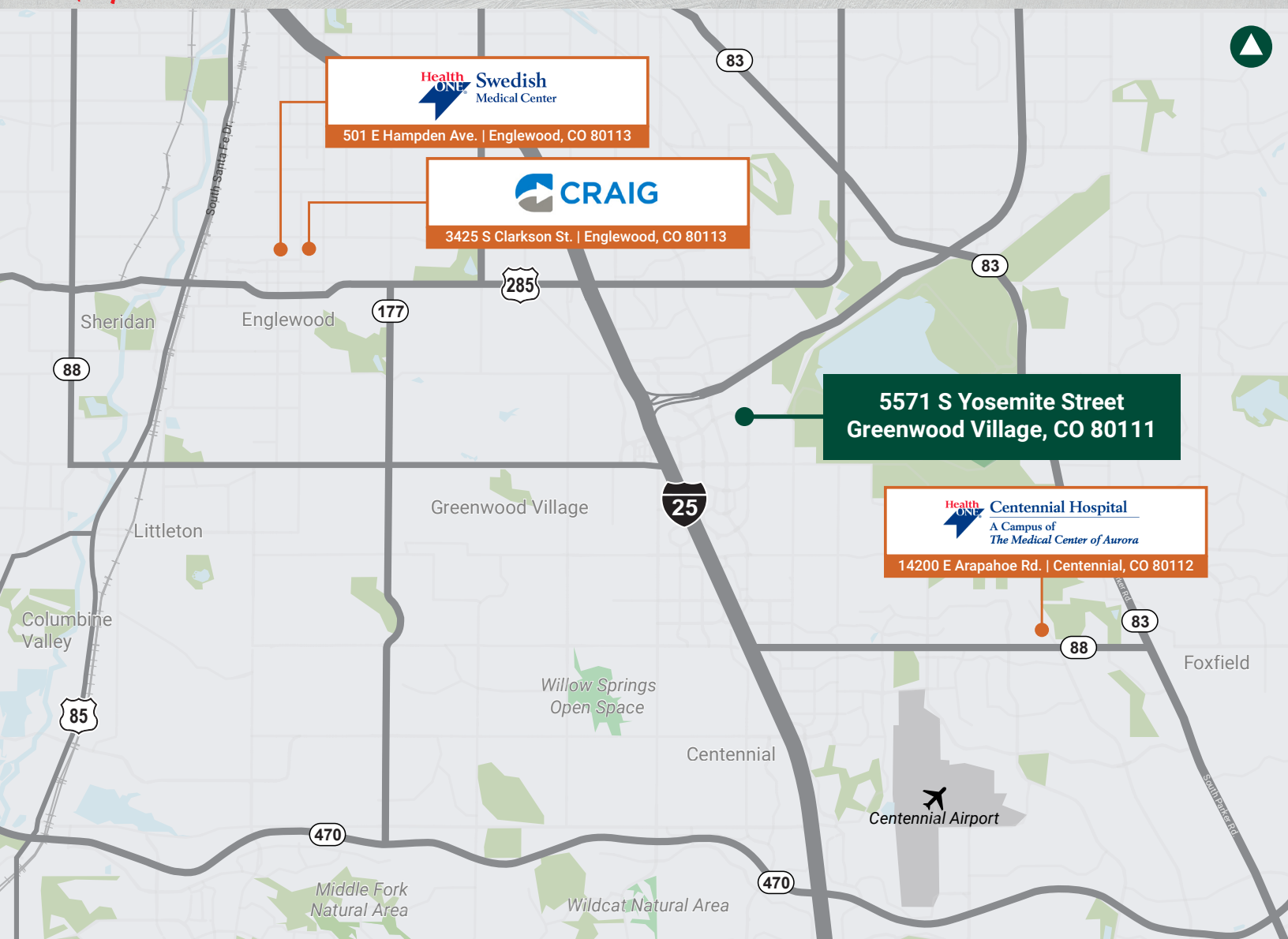


Walking distance to
senior living, office
buildings, retail, and
residential

Location



Map



Demographics

	1 mile	2 mile	3 mile
2025 Population:	10,797	48,008	95,360
Average household income:	\$141,756	\$122,645	\$111,201

FOR LEASING INFORMATION, PLEASE CONTACT:

ABBY WANER BARTOLOTTA

+1 303 390 5208

+1 303 242 4839

abby.bartolotta@am.jll.com

JOHN BEASON

+1 303 217 7949

+1 720 693 3781

john.beason@am.jll.com

Shea Properties.



Jones Lang LaSalle Brokerage, Inc.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2021 Jones Lang LaSalle IP, Inc. All rights reserved.