



FOR LEASE • MEDICAL OFFICE

11 W Dry Creek Circle

Highline Professional Center • Littleton, Colorado

SUITE
Suite 110
BUILD-OUT
Medical

SIZE
±1,951 SF
AVAILABLE
January 1, 2027



Stephen Strecker

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MEDICAL & PROFESSIONAL OFFICE

In the Highline Professional Center

11 W Dry Creek Circle is a two-story, $\pm 16,384$ SF office building in the Highline Professional Center, an established medical and professional office campus in southwest Denver. Built in 2000, it has efficient floor plates of about 5,931 SF, on-site surface and covered parking, and an existing mix of healthcare tenants, including a multi-specialty ambulatory surgery center.

The building suits medical, dental, behavioral health and professional users.

PROPERTY HIGHLIGHTS

- $\pm 16,384$ SF, two-story Class B office building, built 2000
- $\pm 5,931$ SF typical floor plate
- 54 surface parking spaces, plus covered parking
- Within the Highline Professional Center medical corridor
- Established medical co-tenancy, including an on-site surgery center
- Minutes from AdventHealth Littleton, South Broadway and C-470



AVAILABLE JANUARY 1, 2027

Suite 110

A ±1,951 SF suite with an existing medical build-out: a reception and waiting area, a finished corridor and exam rooms, as shown in the photos. A medical, dental or therapy practice can move in without a full build-out.

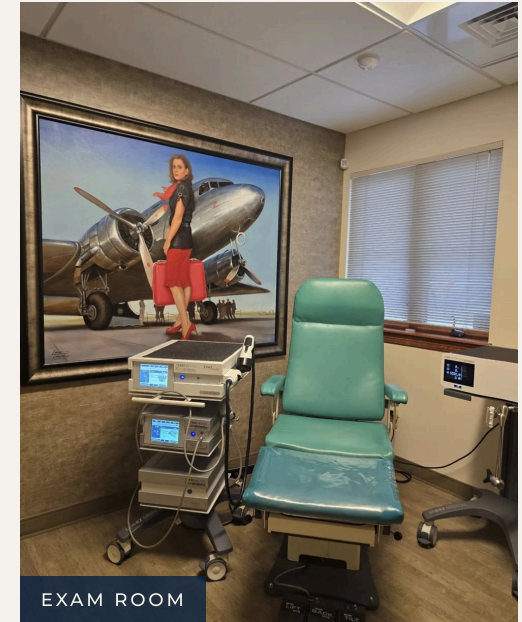
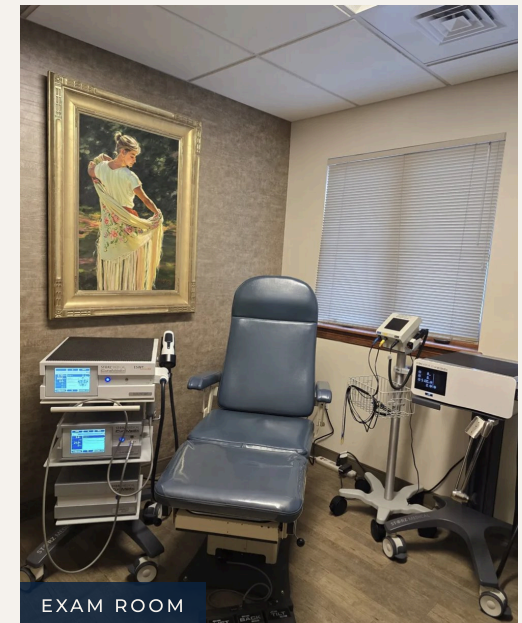
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LEASE RATE	Contact broker



CORRIDOR & EXAM ROOMS

Medical build-out

A finished corridor connects reception to the exam rooms.



SOUTHWEST DENVER • SOUTH METRO

Location

The building sits just off South Broadway, minutes from AdventHealth Littleton, with quick access to C-470. Patients and staff reach it easily from across the south metro area, with shopping, dining and the Highline Canal Trail nearby.



BUILDING EXTERIOR

FOR LEASING INFORMATION



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OFFERING

SPACE

AVAILABLE

LEASE RATE

For lease

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Contact broker for pricing

Many variables factor into the lease rate that you pay each month. Lease rates change at the discretion of the owner/landlord, usually based on market conditions, demographics, as well as supply and demand. All figures given by Tower Realty Partners are our best opinions based on the information we have and the systems we use. Information is from sources believed reliable but is not guaranteed; square footages are approximate and subject to verification.