



500 Discovery Pkwy

Suite 100, Superior, CO

First Floor Medical Office Space Available for Lease - **Leasing Incentive!**

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com

(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com

(303) 586-5929

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

Available Space	3,989 sq. ft.
Lease Rate / sq. ft.	\$22.50 NNN \$17.50 NNN
Expenses / sq. ft.	\$16.12*

**Including Utilities*

- **Year 1 Introductory Rate is \$17.50 NNN, Year 2 is \$21.50 NNN with 3% Annual Increases Thereafter for Any 3+ Year Leases**
- First Floor Medical Office – With Many Exam Rooms, Private Offices, Several Private Restrooms, Reception / Waiting Area, Kitchenette & Lab Area
- Private Entrance Along the West Side of the Building
- Additional Common Area Restrooms & Showers
- Abundant Surface Parking with Additional Heated Garage Parking Available for \$50 per Month per Space
- Adjacent to the New Downtown Superior Development which Includes up to 1,400 New Residential Units, Commercial / Retail / Medical Space, Hotel, Town Plaza, Indoor Sports Complex & Parks / Open Space
- Excellent Superior Location with Easy Access to McCaslin Blvd & Highway 36
- Additional Contiguous Square Footage Available in Building – Inquire with Listing Brokers for Additional Details

© 2026 Gibbons-White, Inc.

1st Floor



