

GREEN VALLEY RANCH MEDICAL OFFICE BUILDING

4809 Argonne Street, Denver, CO



Creating Exceptional

Green Valley Ranch Medical Office Building is located 17 miles east of downtown Denver. This Class A, 45,767 square foot medical office building was built in 2006 and offers a prime location for medical practices in the heart of Green Valley Ranch. The building currently hosts a suite of healthcare practices including primary care, urgent care, dental, vision, imaging, lab services, and a pharmacy.

This tenant mix provides Green Valley Ranch Medical Office Building an unparalleled referral network for your practice.



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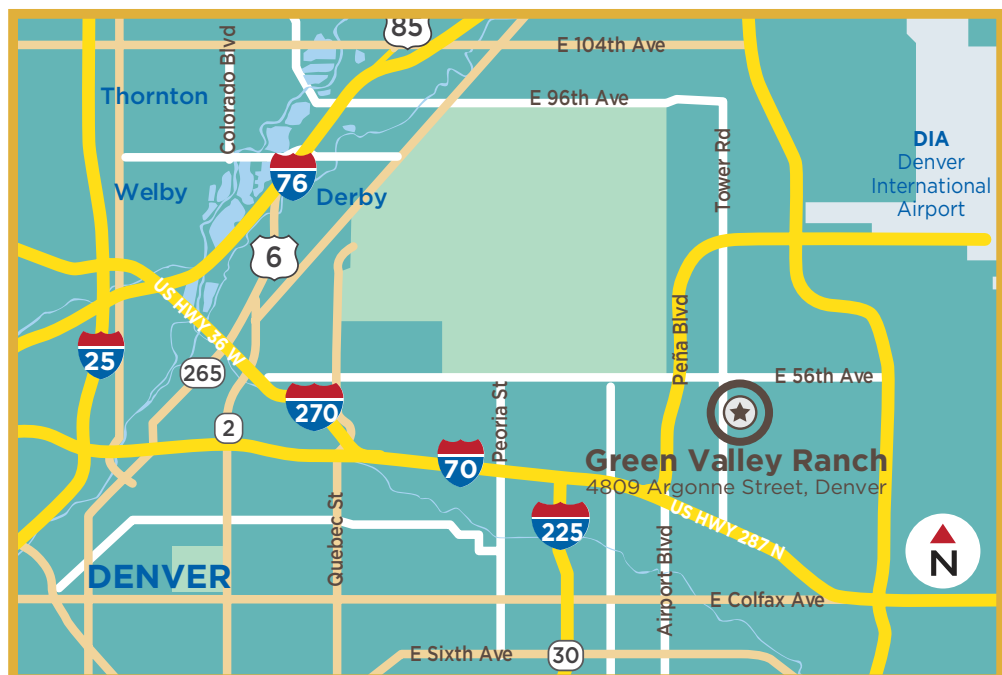
Green Valley Ranch Medical Office Building is conveniently located in the Green Valley Ranch neighborhood of Denver, CO and offers easy access to C-470, I-70 and Denver International Airport. The Denver metro area is home to state-of-the-art medical centers, is commuter-friendly and makes this city an ideal location for physicians and their patients.



TRANSPORTATION

 INTERSTATE		
C-470	12 min drive	10 mi
Interstate 70	11 min drive	7.5 mi
 AIRPORT		
Denver International Airport (DEN)	15 min drive	10 mi
 DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Denver	22 min drive	16 mi

Location Map



DEMOGRAPHICS



GREEN VALLEY RANCH
MEDICAL OFFICE BUILDING

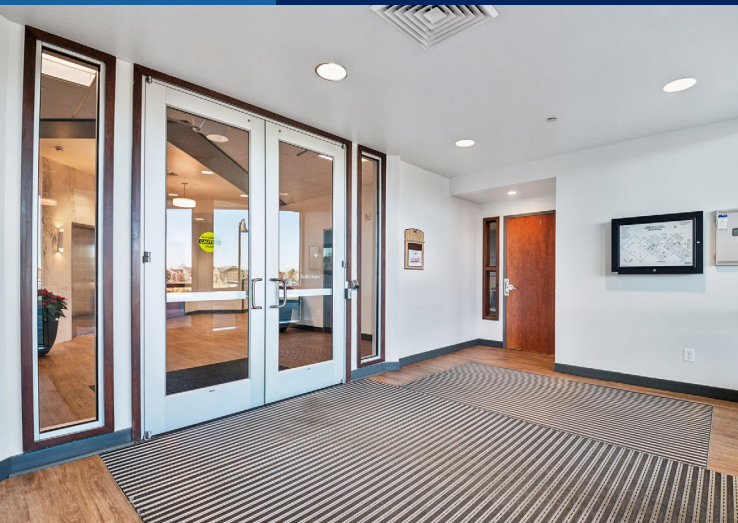
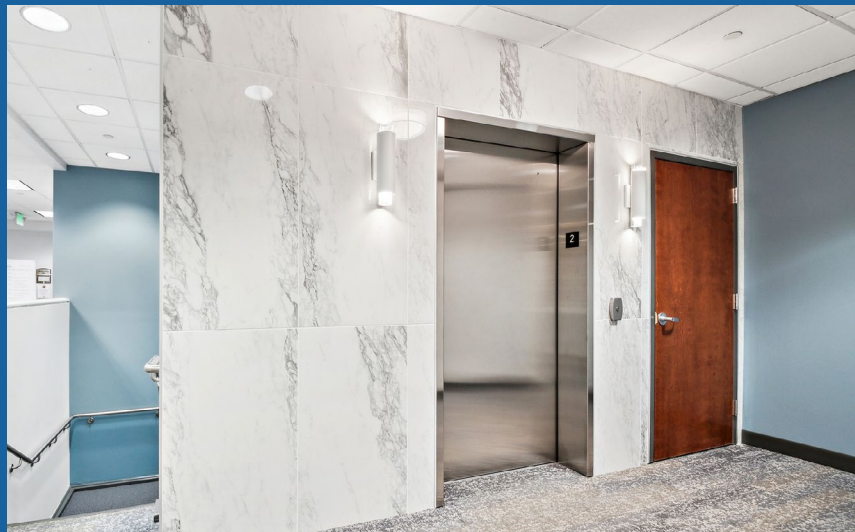
POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2021 Total Population	17,431	130,957
2026 Total Population	18,766	139,803
Population Growth 2021-2026	7.66%	6.75%
Average Age	29.30	34.20
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	5,571	41,311
2026 Total Households	5,993	44,200
Growth 2021-2026	7.57%	6.99%
Average Household Size	3.10	3.10
Median Home Value	\$343,811	\$310,120
Median Year Built	2004	1996

AVAILABLE SPACE

45,767 SF BUILDING

- Two-story Class-A medical office building
- Balanced mix of healthcare specialties
- First floor space available
- Competitive lease package
- Great referral network
- 24/7 on-call maintenance
- Free on-site parking
- Building signage available
- Preferred healthcare destination for local residents
- Easy ingress and egress
- Covered patient drop-off
- Commuter-friendly location with easy access to I-70, E-470 and 9 miles from Denver International Airport



For Leasing Information

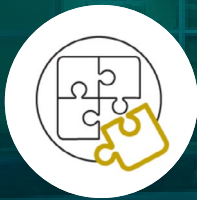
Contact Regional Leasing Director
Jack Schuber at (720) 357-1719
jack.schuber@lillibridge.com

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

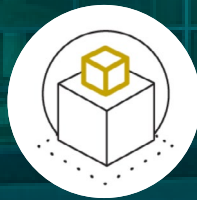
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



KINGLSEY EXCELLENCE
AWARD—TOP 25% IN
TENANT SATISFACTION





TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S

ESG ACHIEVEMENTS



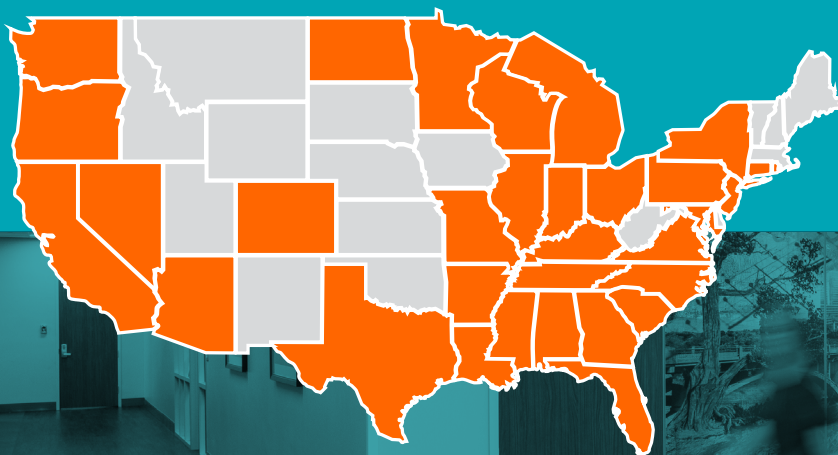


CONSECUTIVE ENERGY STAR
PARTNER OF THE YEAR

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**GREEN VALLEY RANCH
MEDICAL OFFICE BUILDING**

Regional Leasing Director:

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