

DAKOTA RIDGE

13402 West Coal Mine Avenue, Littleton, CO



Creating Exceptional

Dakota Ridge is a Class-A medical office building located in Littleton, CO just 15 miles southwest of Denver. Built in 2007, Dakota Ridge medical office building provides and excellent referral network. The building offers a suite of medical services including, dental, vision, primary care, pain management, pediatrics, and an ambulatory surgery center.

Located in Jefferson County, the fourth largest county in Colorado, Dakota Ridge provides opportunities for businesses to make their mark in a thriving suburban neighborhood.



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Dekota Ridge is conveniently located just 15 miles southwest of Denver, CO and offers easy access to C-470 and 285. Seated in the beautiful city of Littleton home to top-ranked schools, higher education and more than 2,000 diverse businesses, making it an ideal location with an excellent payor mix.



TRANSPORTATION



INTERSTATE

Colorado 470	3 min drive	0.5 mi
Interstate 285	7 min drive	3.2 mi



AIRPORT

Denver International Airport (DEN)	49 min drive	50 mi
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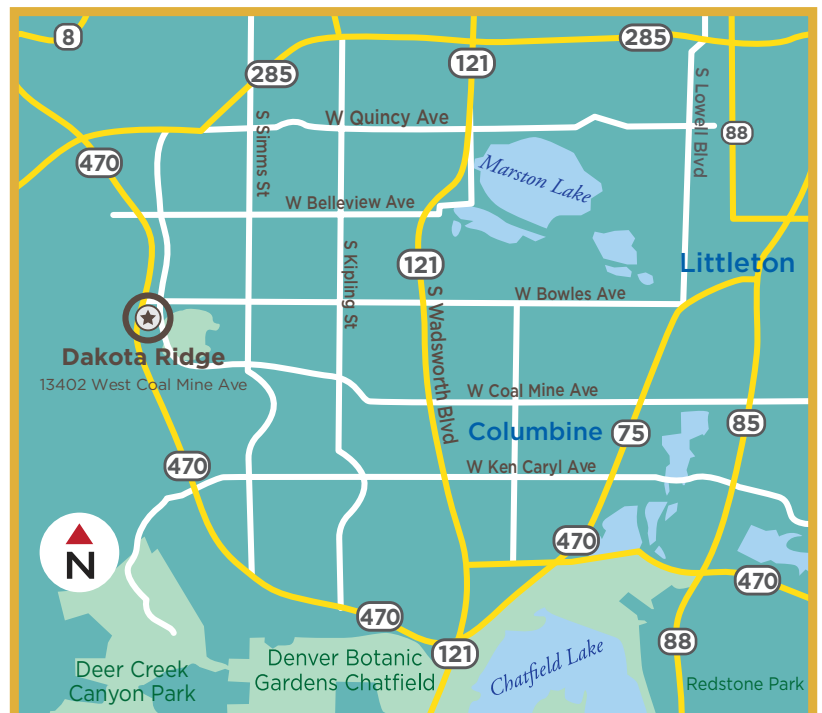


DOWNTOWN

MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING

Downtown Denver	26 min drive	21 mi
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Location Map



DEMOGRAPHICS

DAKOTA RIDGE



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2021 Total Population	3,911	140,602
2026 Total Population	3,996	143,925
Population Growth 2021-2026	2.17%	2.36%
Average Age	38.30	39.60
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	1,522	55,907
2026 Total Households	1,577	57,304
Growth 2021-2026	2.30%	2.50%
Average Household Size	2.60	2.50
Median Home Value	\$477,960	\$460,082
Median Year Built	1993	1988

AVAILABLE SPACE

62,202 SF BUILDING

- Three-story Class-A medical office building
- Competitive lease package
- Balanced mix of healthcare specialties
- 24/7 on-call maintenance
- On-site parking availability
- Preferred healthcare destination for local residents
- Easy ingress and egress
- Covered patient drop-off
- Commuter-friendly location with easy access to C-470
- Building top signage and eyebrow signage available
- Great referral network



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

350+

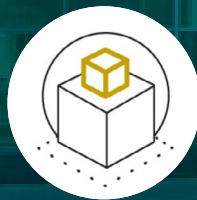
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



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 1,200 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

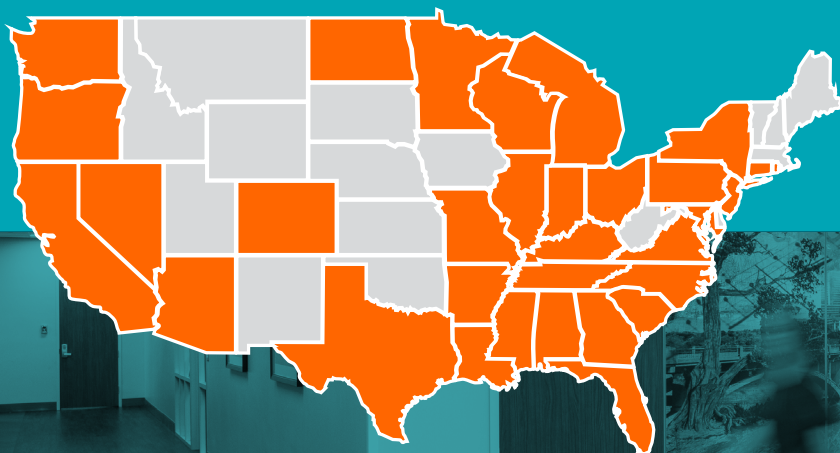


**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

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.



DAKOTA RIDGE

Regional Leasing Director:

JACK SCHUBER

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