

WE CREATE EXCEPTIONAL PLACES OF CARE



SIERRA OFFICE BUILDING

9399 Crown Crest Boulevard | Parker, CO



PROPERTY OVERVIEW

Sierra Medical Building is a state-of-the-art, four-story facility with 75,091 SF of premium Class A medical office space in the Denver Metro area. Situated on the campus of Parker Adventist Hospital-Centura Health, it offers flexible suites tailored for diverse healthcare practices. With ample parking, tenant improvement allowances, and convenient access to E-470, it is an ideal destination for healthcare professionals and patients in one of Colorado's fastest-growing communities.

KEY FEATURES

- **75,091 SF** of premium medical office space
- **Suites available** on floors 1, 2, and 4
- **Located on** the Parker AdventHealth Hospital campus
- **Preferred healthcare** destination for local residents
- **Easy ingress** and egress for tenants and patients
- **Ample** surface parking for tenants and patients
- **24/7** on-call maintenance services
- **Generous** improvement allowances
- **Competitive lease package** with tenant improvement allowances
- **Strong tenant** referral network
- **Convenient access** to I-470

Contact Lillibridge to Learn More

Jack Schuber, Regional Leasing Director

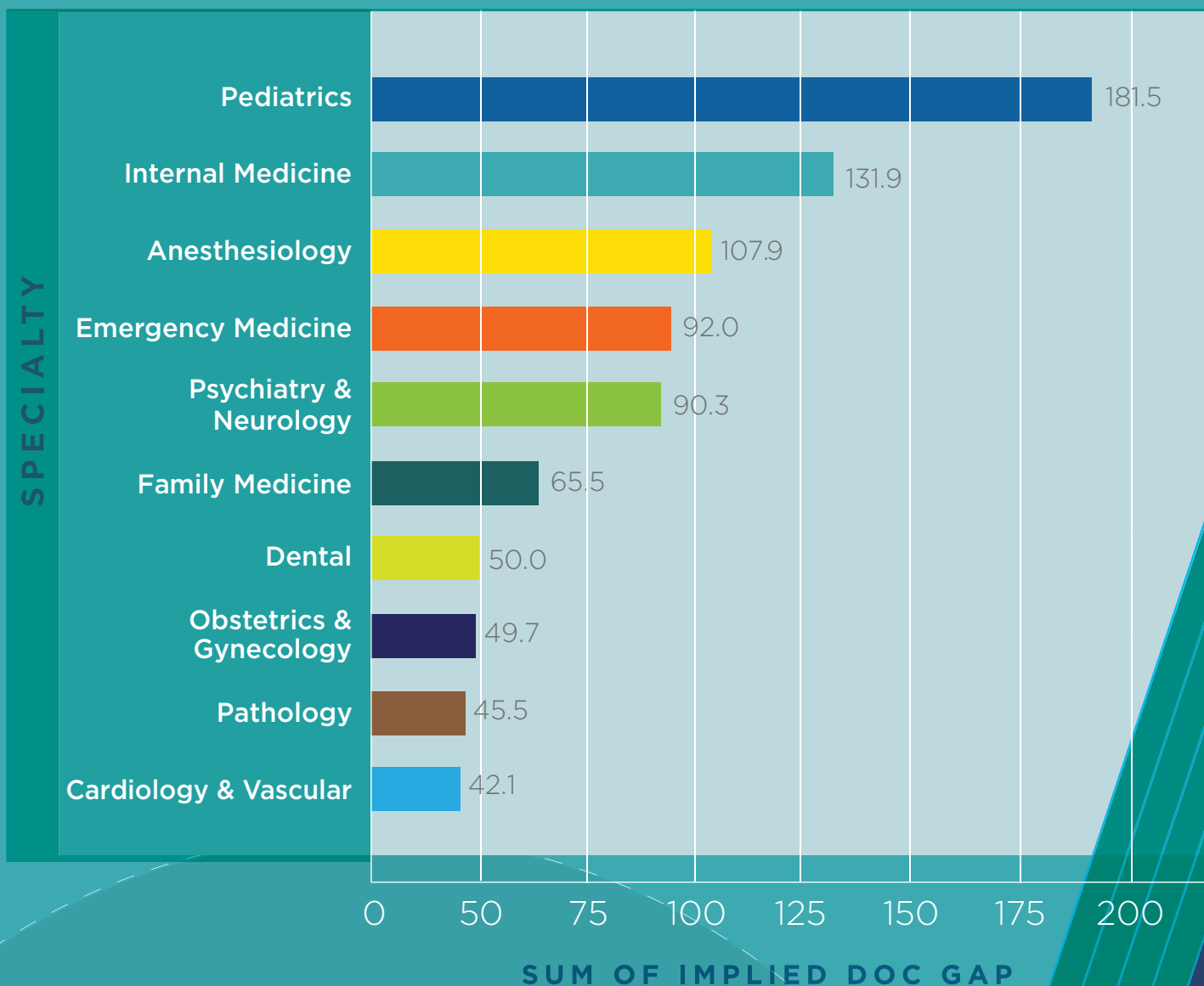
jack.schuber@Lillibridge.com • 720.357.1719



SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 601,375



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.