

WE CREATE EXCEPTIONAL PLACES OF CARE



GREEN VALLEY RANCH MEDICAL OFFICE BUILDING

4809 Argonne Street | Denver, CO 80249



PROPERTY OVERVIEW

Green Valley Ranch Medical Office Building is a state-of-the-art, two-story facility offering 41,902 SF of premium Class B medical office space. Strategically located in a growing, underserved community, it features flexible spaces, strong tenant referral networks, and competitive lease packages. The building is easily accessible via major highways and is just 15 minutes from Denver International Airport, making it an ideal location for healthcare professionals and patients alike.

KEY FEATURES

- **41,902 SF** of premium medical office space
- **Spaces available:** 1,668 SF and 3,943 SF
- **Free on-site parking** with 175 spaces
- **Energy Star**-labeled for efficiency
- **Covered** patient drop-off area
- **Building signage** opportunities available
- **Competitive** lease packages
- **Generous** improvement allowances
- **24/7** on-call maintenance
- **15 minutes** from Denver International Airport
- **Adjacent to** retail and Green Valley Ranch Golf Club

Contact Lillibridge to Learn More

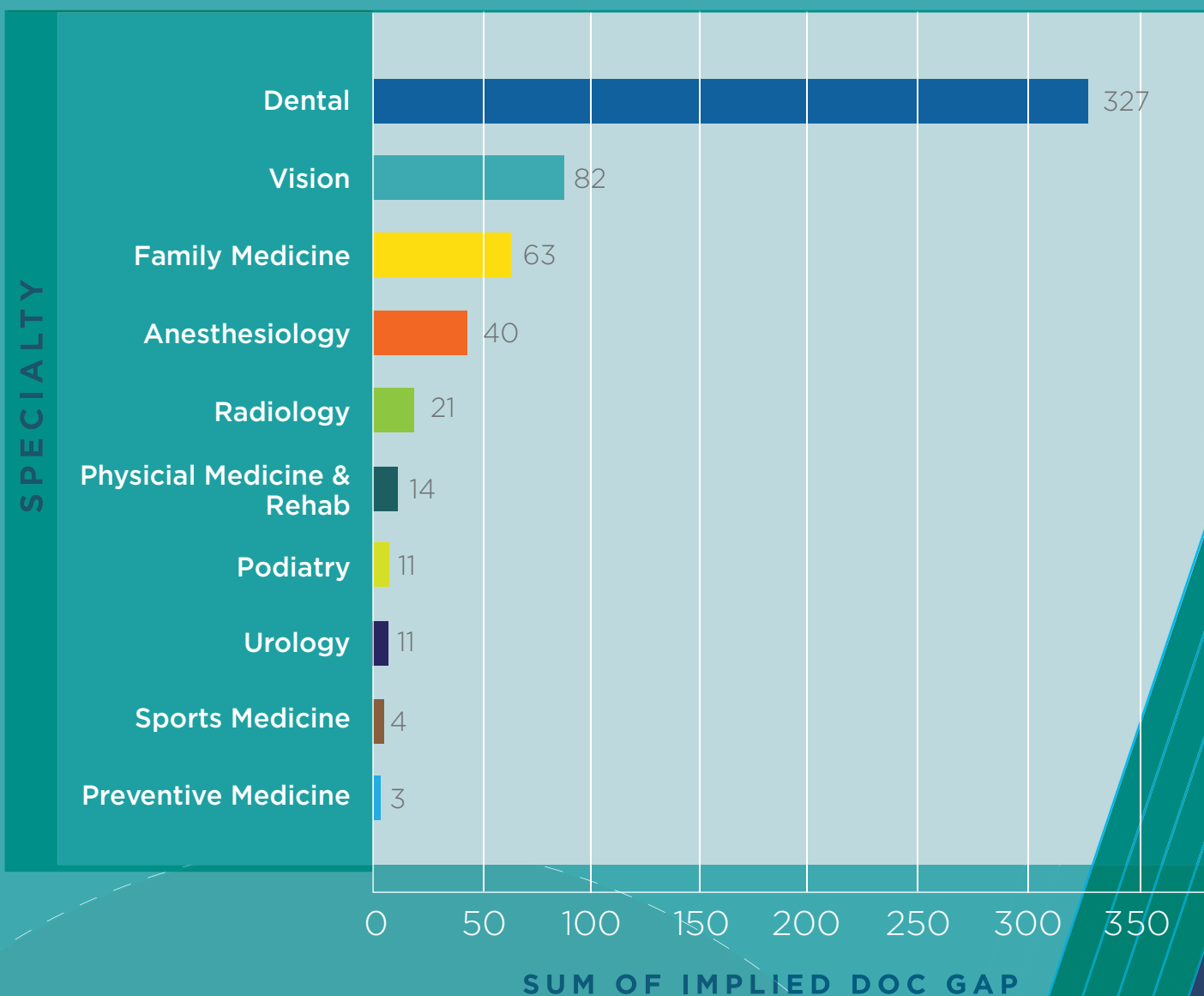
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SPECIALTIES IN DEMAND

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

10 MILE POPULATION FOR LOCATION IS 811,099



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.