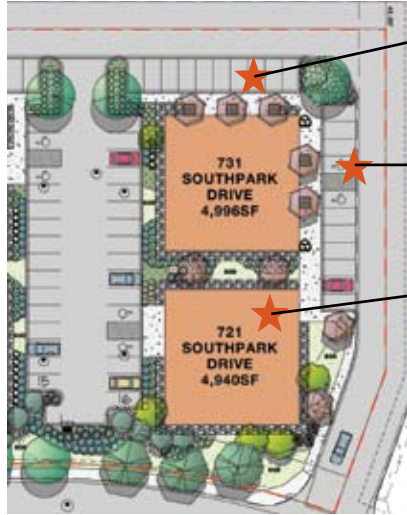


Littleton Ridge at SouthPark Provides a Superior Patient Experience:

No long hallways, no lobby directories to sort through, no elevators, front door parking, and an environment conducive to a positive patient experience. Show your patients your care.

FEATURES



Easy to find: your own address; your own signage; your own identity; your own entry.

Easy to access: exclusive employee parking right at your own front door.

Easy to manage: your own facility gives you the control with design; hours of operation, maintenance, and building layout.

AVAILABLE FOR SALE OR LEASE

OWNER FINANCING AVAILABLE TO QUALIFIED BUYERS

For further information and a private showing at your convenience:

Carole Schumacher
Direct: 303-541-1575
Main: 303-804-9800
carole@brcrealestate.com



Another development by:



It's About...Endless Capabilities.

Medical office space that improves efficiencies.



Your Business...Your Success.

Medical office space that puts you in control.



LITTLETON RIDGE AT SOUTHPARK



Emergency Ambulatory Service Center at Colorado Plastic Surgery Center

LITTLETON RIDGE AT SOUTHPARK



Custom Designed Lobby at Colorado Plastic Surgery Center

Improve Your Medical Practice:

- + Efficiently design patient flow to meet your practice requirements
- + Control operating expenses
- + Build equity through real estate appreciation
- + Pride of ownership – no more depending on a landlord
- + Tax advantages
- + Up to 90% financing available



Littleton Ridge at SouthPark provides individual identity to medical users with monument signage throughout the project.

Why Littleton Ridge at SouthPark?

- + New construction, ready for immediate interior improvements (we can provide those services)
- + 2,000 to 6,000 square feet available
- + Lease to own options available
- + Ample parking – 4.84:1,000 sf
- + Easy in and out
- + Build-to-suit options available



Premiere Medical Destination

- * Exceptional demographics
- * Synergistic practices provide referral opportunities
- * Close to Littleton Adventist Hospital
- * Many medical users within the Ridge at SouthPark (see aerial for details)



THE RIDGE AT SOUTHPARK



- 1. 8381 Southpark Lane**
Littleton Day Surgery Center
Littleton Eye Clinic
County Line Optical
- 2. 8199 Southpark Lane**
Southpark Orthodontics
Southpark Physical Therapy
Quest Diagnostics

- 3. 1000 Southpark Drive**
South Denver Heart Center
- 4. 1420 West Canal Court**
Highland Ranch Orthodontics
Apex Dermatology
- 5. 1500 West Canal Court**
MER – Medical Education Resources

- 6. 1500 West Mineral Ave.**
Life Care Center of Littleton
The Wellness Center at Life Care
- 7. 1001 Southpark Drive**
Arapahoe Gastroenterology
Arapahoe Endoscopy Center
- 8. 761 Southpark Drive**
Surgery Center of Colorado
Colorado Plastic Surgery Center

- 9. 991 Southpark Drive**
Colorado Hematology Oncology
Health Images
Rocky Mountain Spine & Sport Physical Therapy
- 10. 151 W. County Line Rd.**
The Children's Hospital Specialty Care Center
- 11. 271 W. County Line Rd.**
Conceptions Women's Health and Fertility Specialists

- 12. 209 W. County Line Road**
Davita Littleton Dialysis Center
- 13. 129 W. County Line Rd.**
Comfort Dental
- 14. 200/206 W. County Line Rd.**
Highlands Ranch Health Care Plaza 1 & 2
- 15. 7700 S. Broadway**
Littleton Adventist Hospital