

Lowry's Premier Medical Campus



RAMPART

MEDICAL CAMPUS

MEDICAL OUTPATIENT SPACE FOR LEASE

125 & 130 Rampart Way, Denver, Colorado

CBRE

ECHO
Real Estate Capital, Inc.

Welcome to Rampart Medical Campus



ACCESSIBLE LOCATION

Close to downtown Denver with easy access to I-225 and I-70

CONVENIENT ACCESS

Ample surface parking, great walkability, and close proximity to High Line Canal Bike Trail

HISTORIC FEATURES

Part of the Lowry Airforce Base, Rampart Medical Campus is filled with mid century modern charm

VIBRANT NEIGHBORHOOD

Nestled in the heart of Lowry, Rampart Medical Campus is close to numerous restaurants, shopping centers, and entertainment venues

STRONG CONNECTIVITY

Within five miles to six hospitals including HCA HealthONE Rose, National Jewish, St. Joseph Hospital, Presbyterian/St. Luke's Hospital, UCHealth Anschutz, and Children's Hospital Anschutz

Availability



125 Rampart:
2,445 – 5,492 SF
AVAILABLE

130 Rampart:
1,333 – 11,382 SF
AVAILABLE

PROPERTY DETAILS



Built/Renovated:
1942 / 2008 & 2025



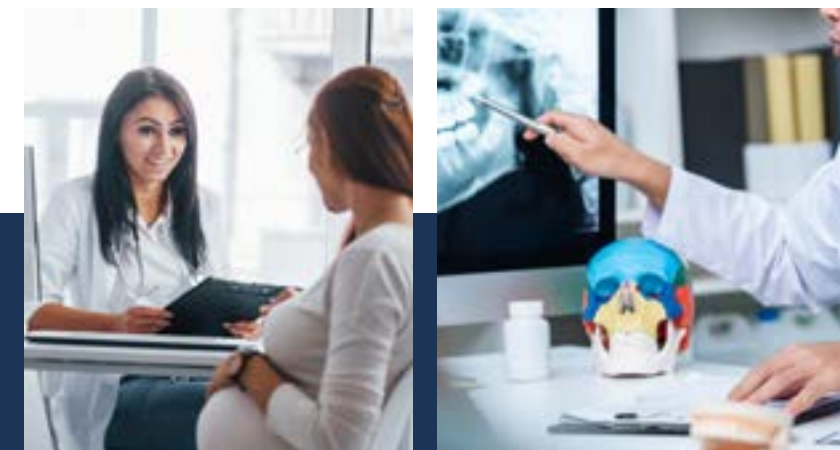
Parking: 4.59/1,000 SF
(324 total spaces)



Lease Rate:
Available Upon Request



Zoning: B-3 Business Shopping
Center District which includes
Medical + Behavioral Health



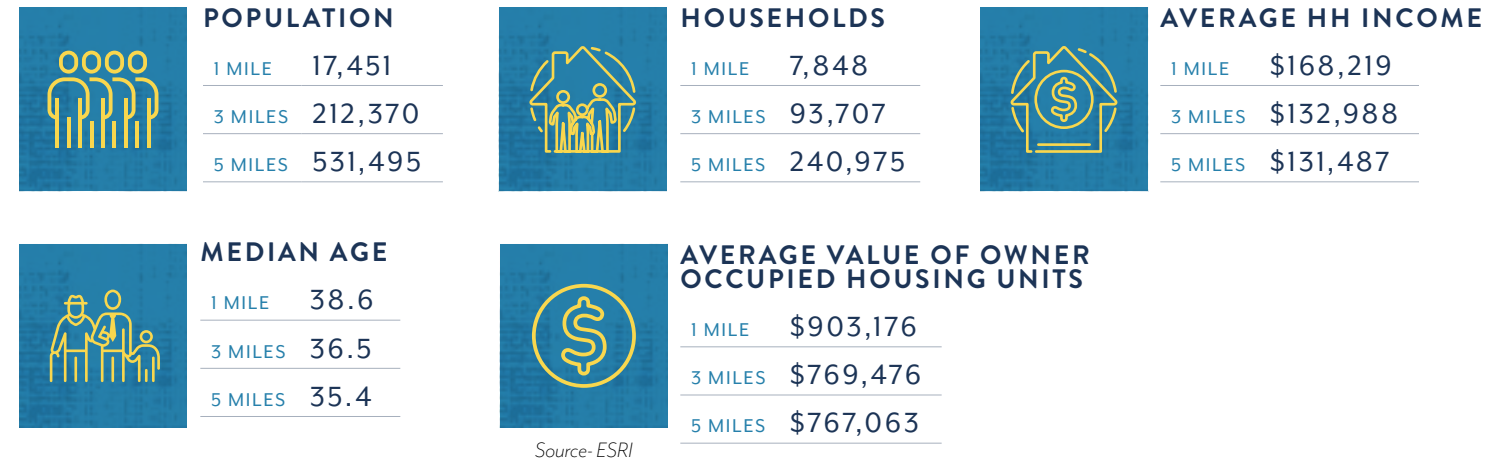
Join a
prestigious tenant mix
including:

- Neurology
- Neuro-Ophthalmology
- Physical Therapy
- Dermatology
- Oral Surgery
- Orthodontics
- Chiropractics
- Allergy & Asthma Care



Merging historic charm and modern comforts

Located in the Heart of Denver's Healthcare Community



UPCOMING RENOVATIONS INCLUDE:



Updated common areas to preserve historic features and create a welcoming atmosphere



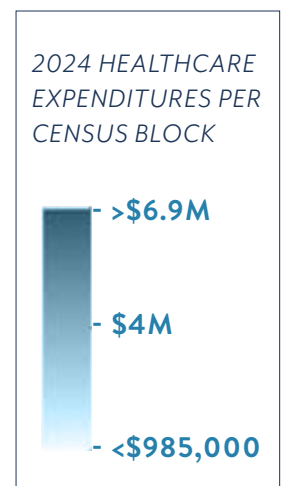
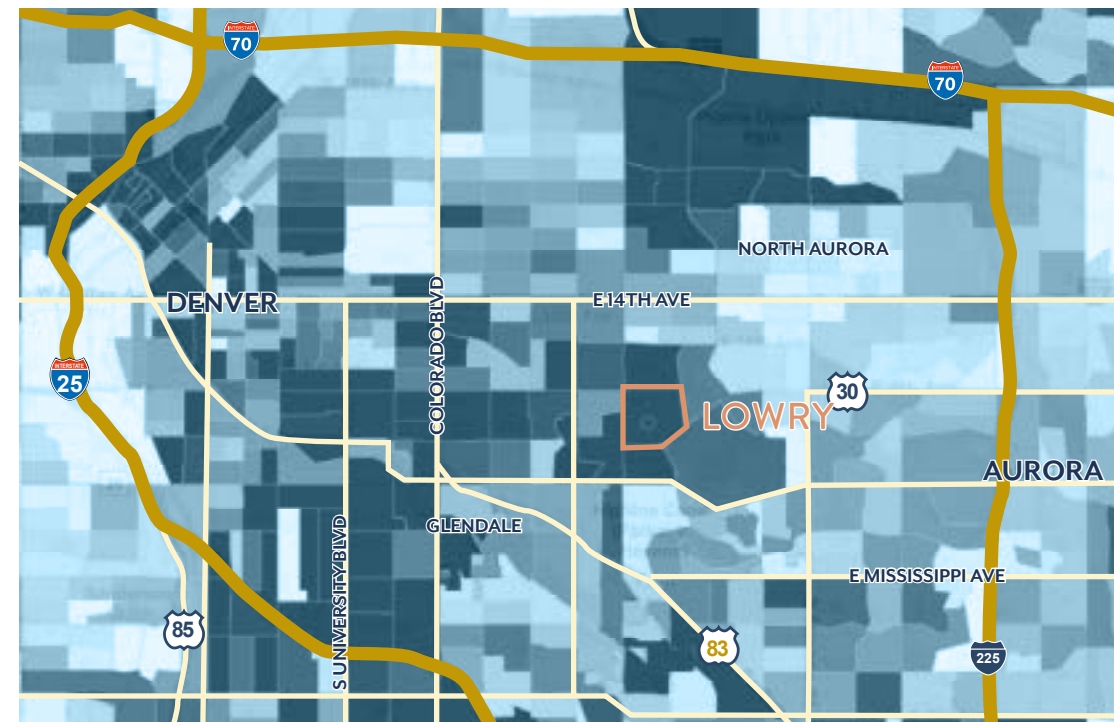
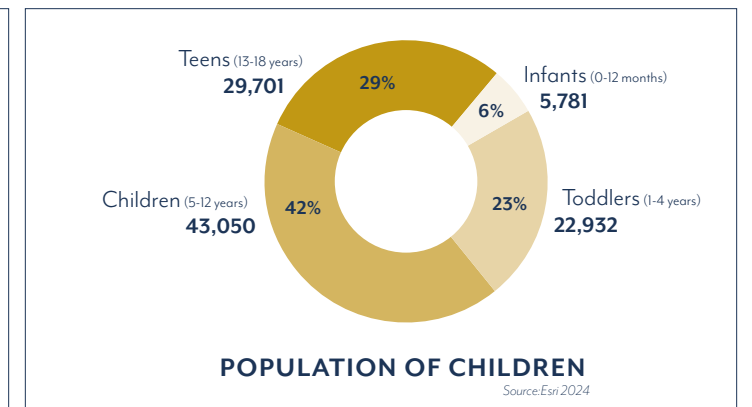
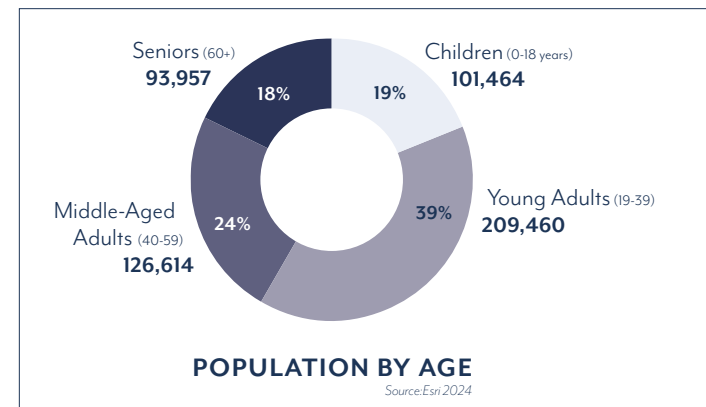
New HVAC system to increase energy efficiency and comfort



New exterior landscaping and way finding signage



Refreshed and expanded parking lots, including 30 new reserved covered spaces and additional surface parking spaces



The buildings at Rampart Medical Campus have lived a dynamic life, and we are thrilled to bring a new energy to the campus for its next chapter. To continue the success and longevity of these historic buildings, ownership has a series of improvements scheduled for 2025 and 2026.



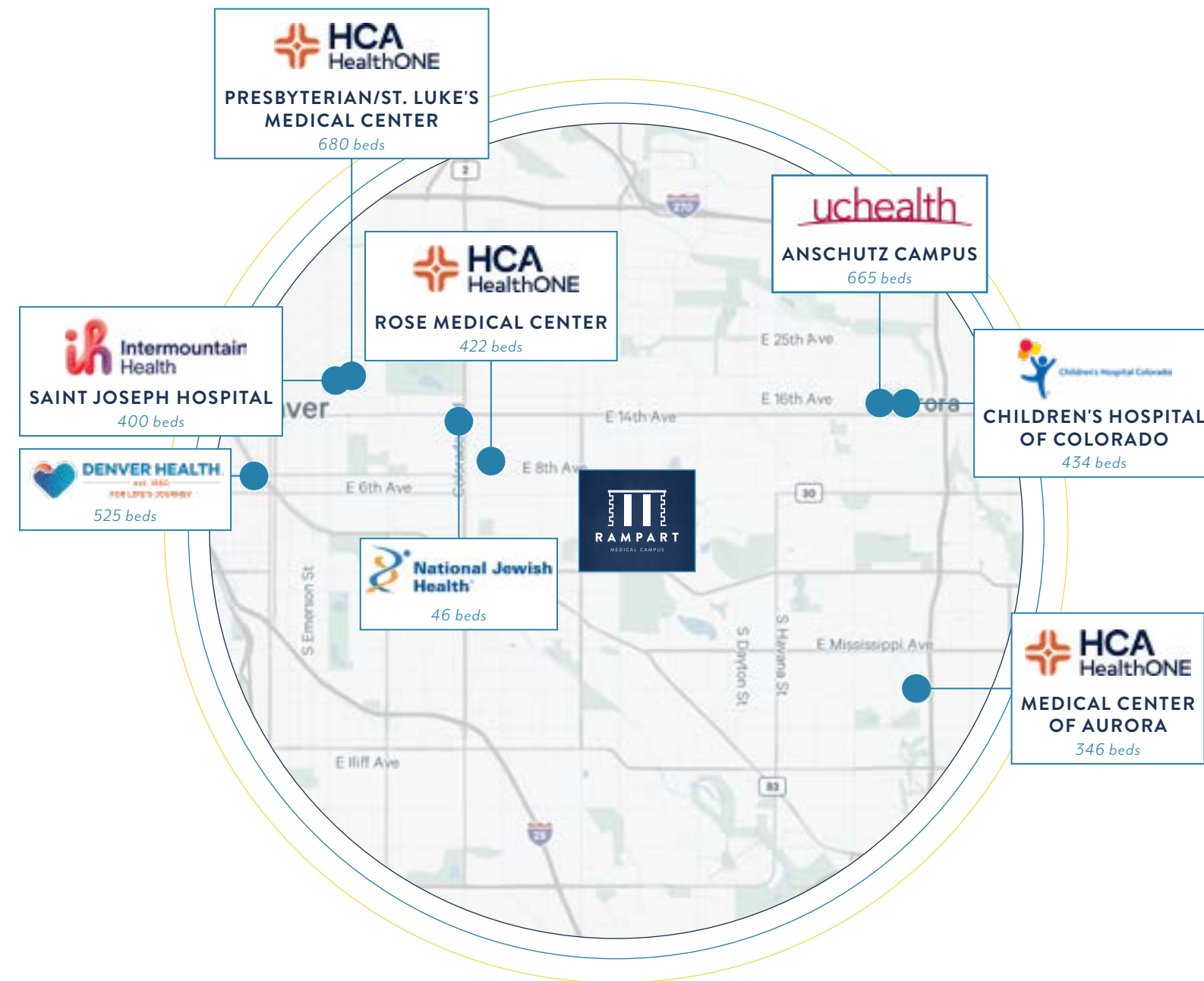
Source- CBRE Dimension

Within five miles

of seven hospitals
totaling over 3,500 beds



RAMPART MEDICAL CAMPUS IS A TESTAMENT
TO LOWRY'S SUCCESS.



Locate your practice

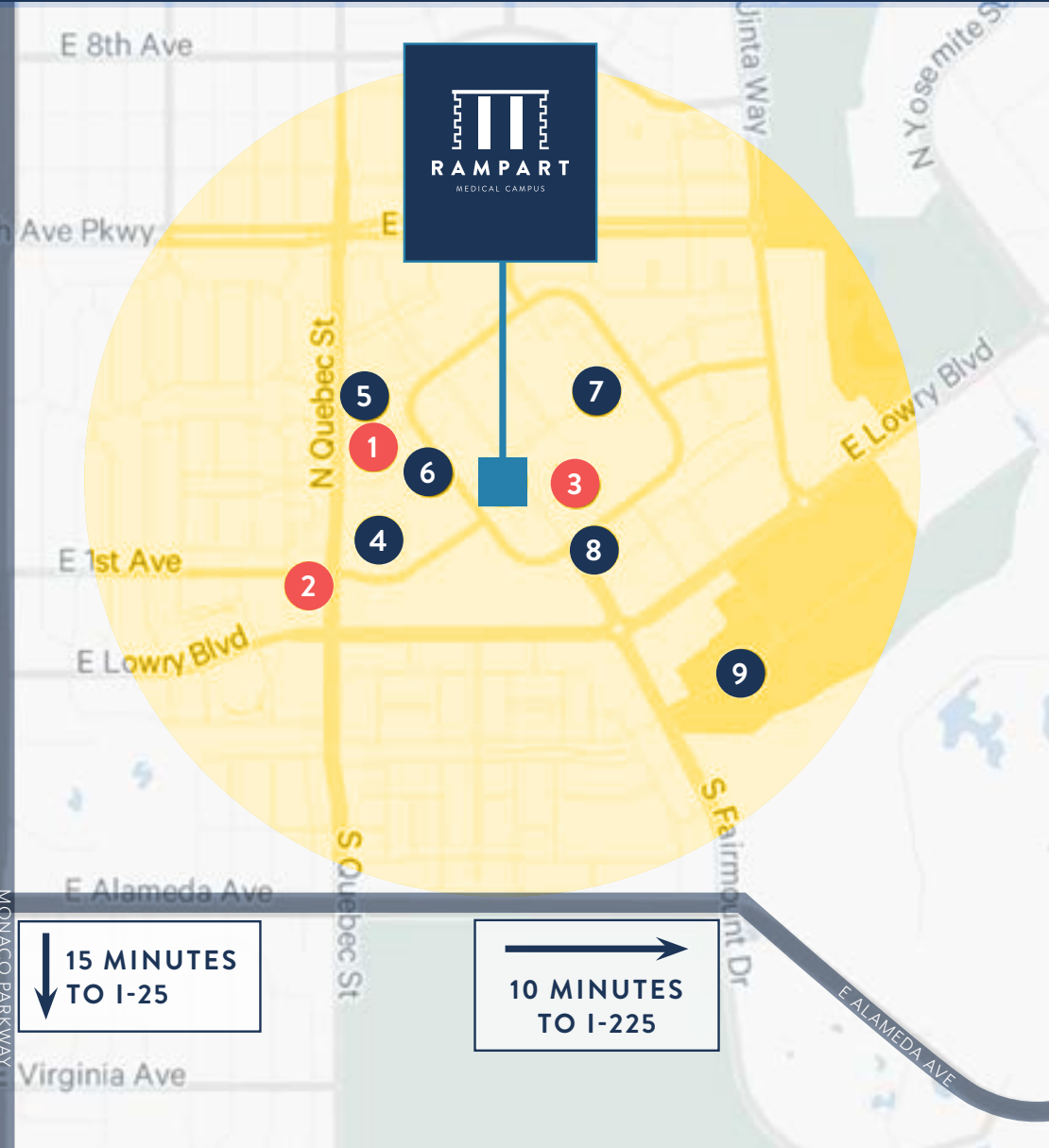
in one of Denver's most vibrant neighborhoods



Define your legacy at Rampart Medical Campus



Limited availability on this first-class campus



1
LOWRY TOWN CENTER

2
BOULEVARD ONE

3
HANGAR2 AT LOWRY

4 BROOKDALE SENIOR LIVING

5 STANLEY

6 SAFEWAY

7 DENVER PUBLIC SCHOOLS

8 24 FITNESS

9 DENVER PARKS & RECREATION
Lowry Sports Complex

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