

PRIME RETAIL SPACE FOR LEASE
6654 Timberline Rd, Suite B, Highlands Ranch, CO 80130



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- Tokyo Joes
- Cleaners
- Rava Nails
- Fantastic Sams
- Tamale Kitchen

Wineseller

Salon At The Village
 East Ridge Medical

Subway
**SUITE B
 Noel Chiropractic**
 Paw Prints
 Colorado Community Bank

Walgreens

- 1,386 Square Feet – Top Of The Line Retail Space Built in 2005
- \$22.00 NNN + \$8.00 CAM - CAM Does Not Include Gas/Electric
- Building Site is 2.130 Acres And Has 42 Parking Spaces
- NE Corner of Quebec St. & Lincoln Ave – Walgreens Anchor
- High Traffic Intersection – 54,132 Cars Daily
- Current Use Is A Chiropractic Office - 30 Day Notice For Possession
- Reception, Waiting Room, 8 Offices/Exam Rooms, Storage and Bathroom
- Designer Everything - \$120,000 In Tenant Improvements In Suite!
- Everything Inside Chiropractic Space Including Files is Negotiable
- On-Site Management, Quick Response, Pride Of Ownership
- 2 Minutes to C-470 & 3 Minutes to I-25

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The information in this brochure is deemed reliable but not guaranteed. Tenant is responsible for verifying all information.

