

Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



Overview

This 4,822-square-foot medical office opportunity consists of three connected units (104B, 105B, and 107B), each featuring its own exterior entrance for maximum flexibility. Unit 105B is currently vacant and available for an owner-user or can be leased immediately, while Units 104B and 107B are leased to Redwood Medical through July 2027, providing stable in-place income.

The property offers updated interior finishes and is thoughtfully designed with 10 exam rooms equipped with sinks, a lab, nurses' station, private offices, and a spacious waiting area. Located in a highly accessible area just south of Plum Creek Parkway on Perry Street, the property features direct parking lot access for patients and staff. All three units are being offered together as a single purchase, creating an excellent opportunity for investors, medical practices, or owner-users seeking a combination of immediate occupancy and rental income.

Highlights

- 4,822 SF over three connected units, each with their own exterior entrance for maximum flexibility.
- Updated interior finishes.
- 10 exam rooms with sinks, lab, nurses station, offices, large waiting area.
- Highly accessible location just south of Plum Creek Parkway on Perry St.
- Direct parking lot access.
- Tenant in place until mid-2027.
- All units must be purchased together.

Property Details

Sales Price

■ \$1,569,000.00

Property Subtype

■ Medical Office

Building Size

■ 4,822 SF

Zoning

■ Commercial

Rev: July 1, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Brett Ogden
C: 719.237.1714
O: 719.630.2277
BOgden@HoffLeigh.com

Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



Rev: July 1, 2026



Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



Rev: July 1, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Brett Ogden
C: 719.237.1714
O: 719.630.2277
BOgden@HoffLeigh.com

Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



Rev: July 1, 2026



Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



104B

Rev: July 1, 2026

Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Brett Ogden
C: 719.237.1714
O: 719.630.2277
BOgden@HoffLeigh.com

Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104

107B



Rev: July 1, 2026



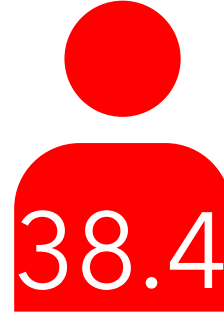
Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104

DEMOGRAPHICS



51,097
Population



38.4
Median Age



2.8
Average
Household Size



\$152,555
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Plum Creek Pkwy	5,499	0.2
S Perry St	20,440	0.2
Rio Grande Dr	9,500	0.2
Plum Creek Pkwy	10,791	0.2
Hwy 86	6,880	0.3

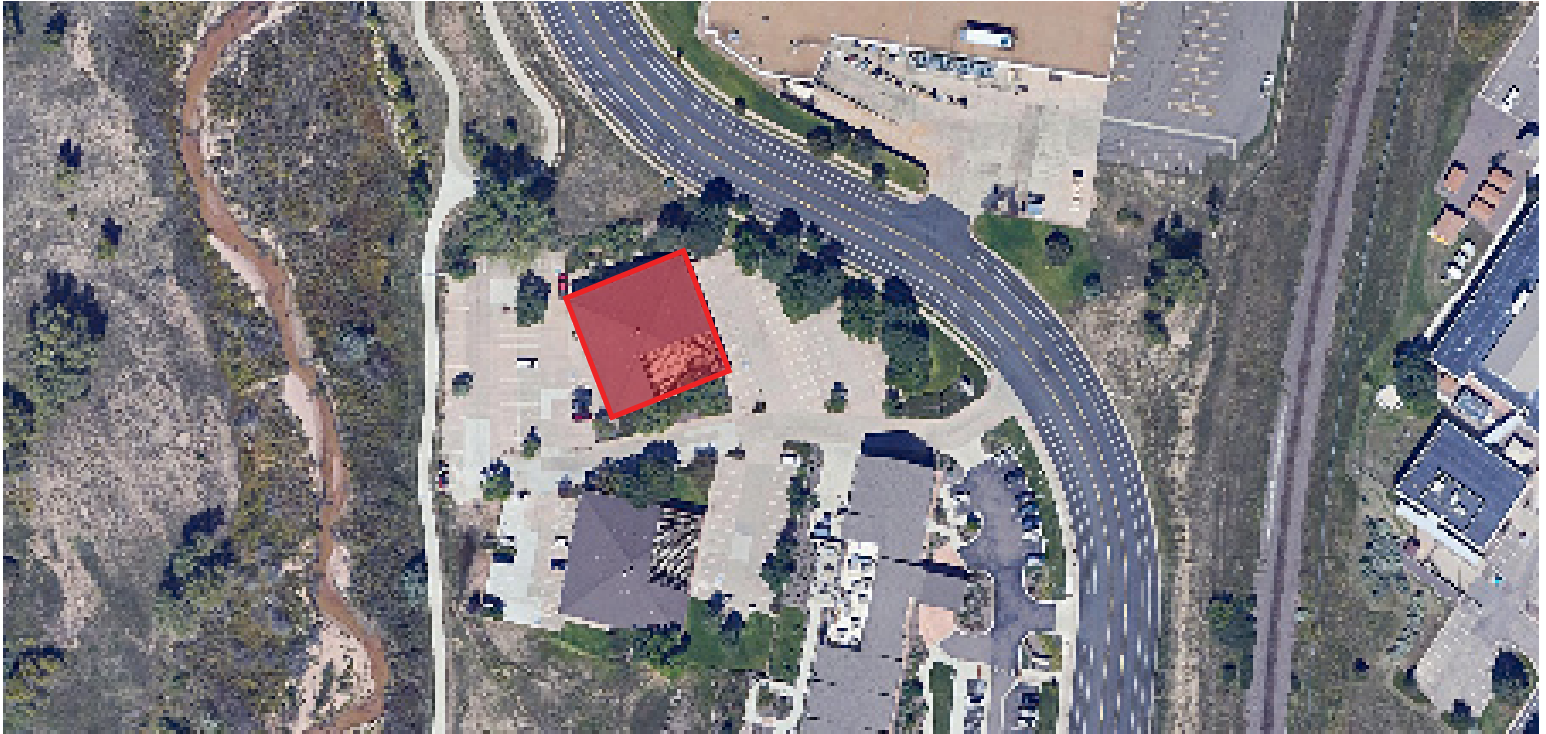


Rev: July 1, 2026



Medical Office for Sale

1001 S PERRY ST, CASTLE ROCK, COLORADO 80104



Rev: July 1, 2026

