

NEW OWNERSHIP

# PINNACLE AT RIDGEGATE

10535 PARK MEADOWS BLVD, LONE TREE, CO



Healthpeak  
PROPERTIES

**CBRE**



# THE OPPORTUNITY

Pinnacle at RidgeGate is a brand new 80,178 SF Class A medical office building strategically located in the heart of Lone Tree. This multi-specialty health care facility features a modern design and offers both patients and providers easy access and parking just steps away from the main entrance to Sky Ridge Medical Center.

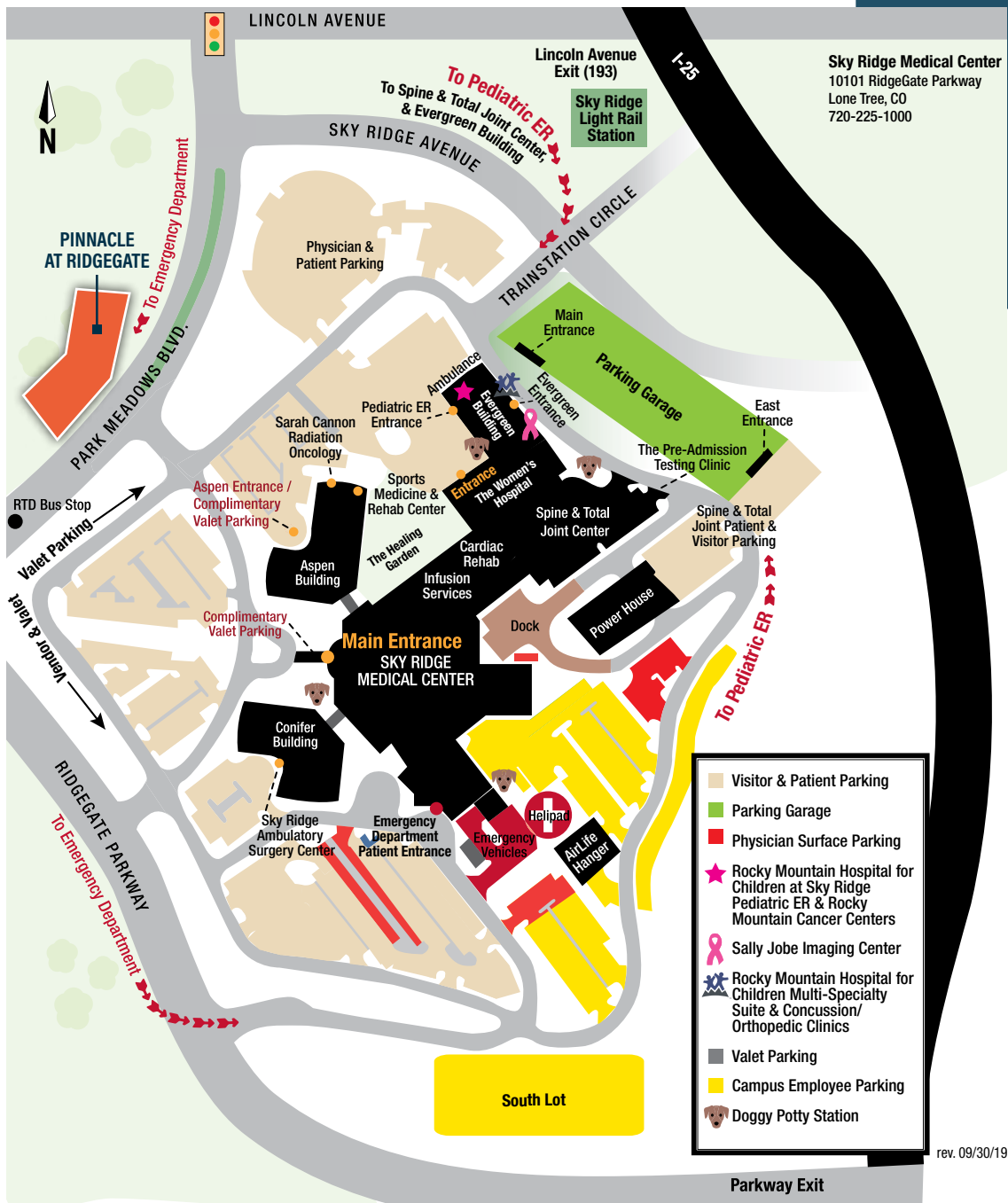
- **UNDER NEW OWNERSHIP**
- **BRAND NEW CLASS-A MEDICAL OFFICE BUILDING**
- **ADJACENT TO SKY RIDGE MEDICAL CENTER**
- **CENTRAL TO THE DYNAMIC AND VIBRANT RIDGEGATE COMMUNITY**
- **2,500-26,000 SF. FT. AVAILABLE**
- **AMPLE PARKING AVAILABLE**
- **OUTDOOR WELLNESS AREA WITH FIRE PIT**

## SKY RIDGE CAMPUS FEATURES

- New 1,000-car parking structure
- 284-bed destination hospital
- Comprehensive Spine and Total Joint Center with 11 operating suites and private entrance
- Seven new operating rooms
- Obstetrical services and Level III Nursery
- Sky Ride Cancer Center, which includes radiation, chemotherapy and inpatient services
- Cardiac services including two interventional Cath Labs and Cardiopulmonary Center of Excellence
- Rocky Mountain Hospital for Children, including Pediatric Unit, Pediatric Surgery, 24/7 Pediatric Emergency Department and pediatric specialty suite
- Helipad for AirLife
- ICU/CCU
- Full-range surgical suites
- Sports Medicine and Rehabilitation Center
- On-site imaging services
- Bariatric Surgery Center of Excellence
- Ambulatory Surgery Center
- Wound Care Center
- Largest Birth Center in Colorado
- Expanded Neurosciences program



# SITE PLAN



rev. 09/30/19

# THE TEAM

## LEASING TEAM



**DANN  
BURKE**

Dann Burke specializes in healthcare-related real estate transactions and medical office properties within the Denver Metropolitan and Front Range areas. Mr. Burke understands the unique needs of the healthcare industry. His extensive eighteen-year background in healthcare-specific development, design and construction, leasing and sales services provides him with the skills to analyze, structure, and negotiate complex transactions on behalf of owners, developers, landlords and tenants.



**STEPHANI  
GASKINS**

Stephani Gaskins specializes in Healthcare Real Estate Brokerage focusing on the successful execution of client assignments throughout Denver and the Front Range. Ms. Gaskins began her career in healthcare commercial real estate in 2008 at a real estate development, property management and construction firm. Throughout her career she has been focused on healthcare real estate and has gained extensive experience in healthcare specific leasing.



**ANNA  
HEISERMAN**

Anna Heiserman specializes in healthcare real estate advisory services within the Denver Metropolitan area and greater Front Range. Ms. Heiserman began her commercial real estate brokerage career in 2015 at a boutique firm with a focus on healthcare properties. Throughout her career she has represented a broad client base of landlords, physicians, and developers, allowing her to leverage her vast knowledge of medical real estate to accommodate the specific needs of her clients.

## PROPERTY MANAGEMENT



**MADDEE  
SELL**

Maddee is currently a Senior Real Estate Manager with CBRE and has been with the company since 2016. Maddee's experience in commercial real estate includes Medical and Class A office buildings. She currently oversees property management and facilities for Healthpeak's portfolio of medical office buildings in the Denver Metro Area. She focuses on the day to day operations of 16 medical office buildings, and acts as a liaison between landlord, hospital entities and tenants to ensure all parties objectives are met. She received Real Estate Manager of the Year during her first year as a manager. Her leadership skills combined with versatile customer service experience allows her to thrive in providing world class service.



**CARL  
HOLMES**

Carl Holmes has been a Chief Engineer with CBRE supervising the HCP Medical Portfolio in the Denver market since 2014. Carl is responsible for the care and operation of sixteen medical office buildings encompassing 1.2 million square feet, on four hospital campuses, which includes the direct supervision of seven full time staff.

# LOCATION



# THE COMMUNITY



## WELCOME TO OUR URBANSCAPE®.

RidgeGate is a mixed-use master planned community in Lone Tree, Colorado. You'll find us just south of Lincoln Avenue, with 3,500 acres that extend both east and west of I-25, encompassing six square miles. The west side of RidgeGate is 95% built out and the east side of RidgeGate is in its early stages of development. RidgeGate will continue to fill in over the next 20+ years, with a long term commitment to walkability, livability, access, amenities, and scale.

## A COMPLETE COMMUNITY

The west side of RidgeGate is home to Sky Ridge Medical Center, the Charles Schwab office campus, SuperTarget, Cabela's, the Lone Tree Recreation Center, Lone Tree Arts Center and Douglas County Libraries Lone Tree branch. In addition, there are several residential neighborhoods, restaurants, shops, hotels, services, parks, trails, and open space. East side plans include the 400-acre Lone Tree City Center®, a series of three distinct residential neighborhoods with integrated commercial uses, and an extensive park and open space network that protects a quarter of the total acreage. The two sides of the community are connected and integrated by the four-lane Sky Ridge Bridge to the north and by RidgeGate Parkway to the south. Three light rail stations in and near the community provide invaluable connection to the area. RidgeGate is becoming a regional gateway; a community that is forward-thinking, connected, and vibrant for residents, entertainment, and business.

## THE LONG VIEW

You'll see the RidgeGate community evolve and grow carefully over the next 20+ years, with a commitment to walkability, livability, access, amenities and scale. Our UrbanScape will combine diversity and density, while dedicating over 1,000 acres to parks, trails, natural habitat and open space.

FOR MORE  
INFORMATION  
PLEASE CONTACT

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## LEASING

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