

SKY RIDGE

MEDICAL OFFICE BUILDINGS

ASPEN – CONIFER – EVERGREEN – PINNACLE AT RIDGEGATE

10099, 10103 & 10107 RIDGEGATE PARKWAY, LONE TREE, CO
10535 PARK MEADOWS BOULEVARD, LONE TREE, CO

PROVIDING
THE DENVER
COMMUNITY
WORLD-CLASS
MEDICAL CARE



Healthpeak
PROPERTIES

CBRE

Health ONE Sky Ridge
Medical Center



THE OPPORTUNITY

Four Class A medical office buildings totaling 420,918 square feet located on the prestigious HCA/HealthONE Sky Ridge Medical Campus in Lone Tree, CO. The Aspen, Conifer and Evergreen buildings are directly connected to Sky Ridge Medical Center. Pinnacle at Ridgeway is immediately adjacent to the 284 bed hospital which includes Level 2 Trauma & Cancer Center, Pediatrics ED and Women's Hospital.

- **FOUR MEDICAL OFFICE BUILDINGS TOTALING 420,918 SF OF MEDICAL OFFICE SPACE**
- **IMMEDIATE ACCESS TO SKY RIDGE MEDICAL CENTER FROM THREE MEDICAL OFFICE BUILDINGS**
- **COVERED DOCTOR/EMPLOYEE PARKING GARAGE**
- **ESTABLISHED REFERRAL PATTERNS ON CAMPUS**



THE BUILDINGS

ASPEN

BUILDING SIZE: 118,336 SF

PARKING: 4:1,000

CONIFER

BUILDING SIZE: 104,623 SF

PARKING: 4:1,000

EVERGREEN

BUILDING SIZE: 117,781 SF

PARKING: 4:1,000

PINNACLE AT RIDGEGATE

BUILDING SIZE: 80,178 SF

PARKING: 4.25:1,000

- Secure, covered access between three of the the MOBs and the hospital.
- MOBs open M-F 8am-6pm and Sat 8am-12pm. After hours HVAC available, inquire for costs.
- Janitorial service for tenant suites and common areas provided M-F evenings and a Dayporter is on duty M-F 8am-5pm, to keep common area lobbies, corridors and restrooms clean.
- On-site building maintenance M-F 7am-5pm/ Available for emergencies 24/7.
- 24/7 security available for the MOBs.
- Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications.
- Online bill pay for rent statements available.
- Two food service facilities on campus; the main cafeteria and Starbucks, both located on the Garden level of the main hospital.
- Digital Directories throughout MOBs provide practice/physician names and campus maps for wayfinding purposes.



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THE HOSPITAL



Since its opening in 2003, Sky Ridge has grown to become a 284-bed destination hospital with a reputation for clinical excellence and world-class service. Sky Ridge offers compassionate care through patient-centered programs such as a comprehensive Cancer Center, adult and pediatric ERs, an award-winning Birthplace and a state-of-the-art Spine and Total Joint Center.

Sky Ridge offers the latest in medical technology in a soothing, healing environment. Combine that with world-class services and the area's top healthcare professionals and you'll understand why Sky Ridge in Lone Tree, Colorado has become a model of care for the rest of the country.

CAMPUS FEATURES

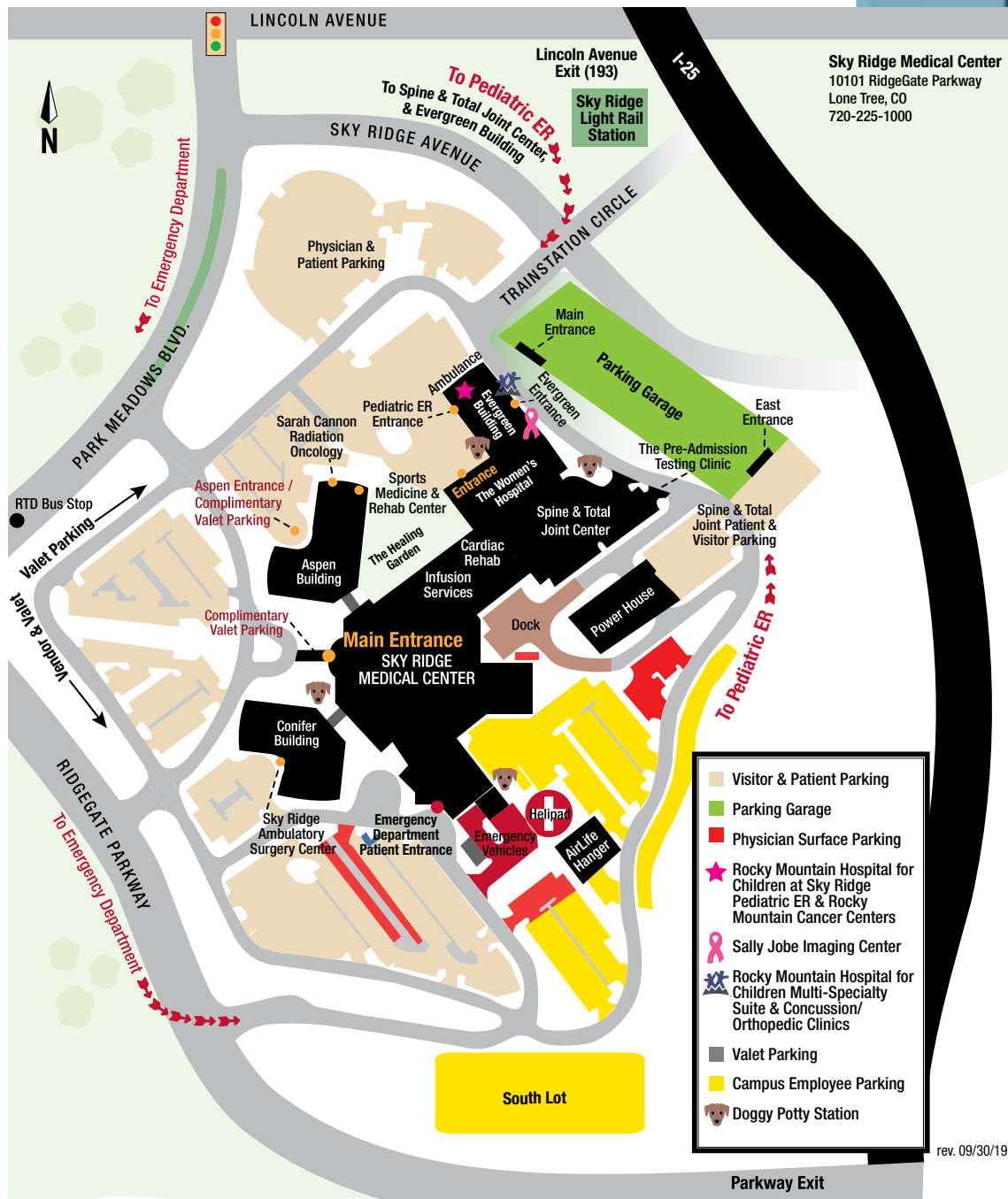
- New 1,000-car parking structure
- 284-bed destination hospital
- Comprehensive Spine and Total Joint Center with 11 operating suites and private entrance
- Seven new operating rooms
- Obstetrical services and Level III Nursery
- Sky Ride Cancer Center, which includes radiation, chemotherapy and inpatient 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

PARKING

- Parking is complimentary throughout campus for patients and staff
- Newly constructed parking garage is available to patients, physicians and staff
- Dedicated patient and physician surface parking available throughout the campus.
- Complimentary valet parking for patients at Aspen and Conifer MOBs M-F 7:30am-5:00pm.



SITE PLAN

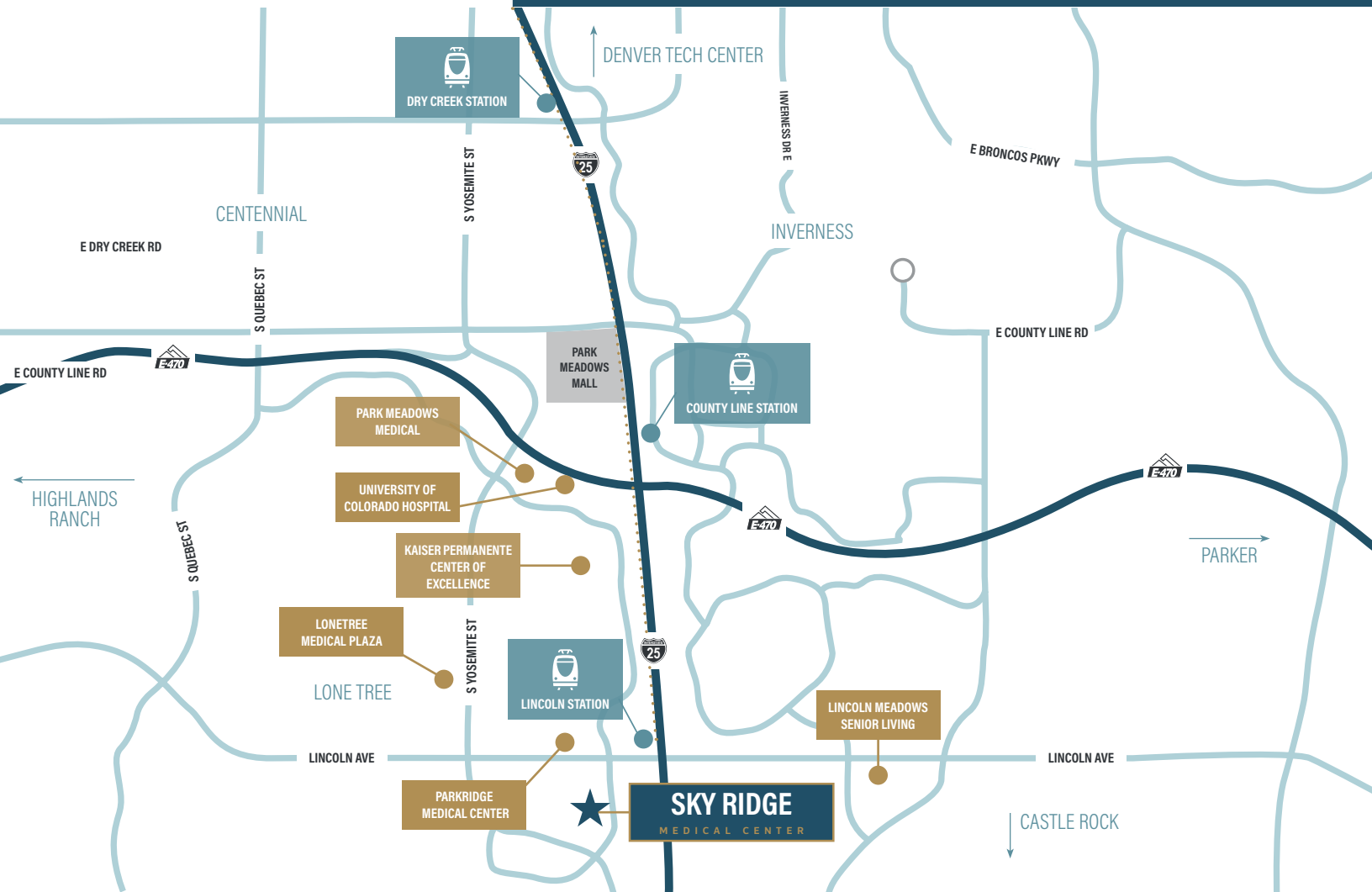


rev. 09/30/19





LOCATION



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.

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M E D I C A L O F F I C E B U I L D I N G S

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FOR MORE
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LEASING

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