

LYNX STREET & THAYER AVENUE  
LONGMONT, CO 80504



DELIVERING  
Q4 2027

# Longs Peak Health Center

LONGMONT'S SUMMIT OF OUTPATIENT EXCELLENCE

**CBRE**

Remedy 

# Welcome to Longs Peak Health Center



**Newest Medical Outpatient Building in Longmont**



**A Healthcare Hub** | Located adjacent to UHealth Longs Peak Hospital campus which is currently expanding due to increasing demands. The building is also across the street from the Longs Peak Surgery Center featuring three ORs and an endoscopy suite.



**Strategically Located** | Nestled between Longmont, Erie, Firestone, and Frederick, Longs Peak Health Center is perfectly positioned to serve one of Colorado's fastest growing areas.



**Easy Accessibility** | Close to Highway 119 and I-25 for easy access to Mead, Erie, Dacono, Firestone, Frederick, Berthoud, Longmont, and Boulder.



**Outdoor Recreation for an Active Community** | Within a few minutes of Union Reservoir, Sandstone Ranch Sports Park, Longmont Climbing Collective, the St Vrain Greenway, and Fox Hill Club golf course, Longs Peak Health Center is in the heart of Longmont's outdoor sports hub.

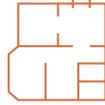


**Anchor-Tenant Opportunity** | New 25,000 SF anchor-tenant suite designated specifically for surgical specialties including orthopedics, gastroenterology, otolaryngology, and urology.

# Where Medicine Meets Momentum



**Three-Story  
63,000 SF Building**



**Flexible  
Floor Plans**



**Ample Surface  
Parking**



**Covered Patient  
Drop Off**

Designed to provide exceptional care and meet the area's growing needs

<b>OUTPATIENT VOLUMES</b> Projected 5-Year Growth, 2024-2028	
Endocrinology	42.8%
Gastroenterology	27.2%
Pulmonology	22.7%
Hematology & Oncology	17.8%
Ophthalmology	17.8%
Orthopedics	16.6%
General Medicine	16.0%
Urology	15.7%
Cardiovascular	15.3%
General Surgery	14.7%
Neurology	14.0%
Otolaryngology	13.8%
Women's Health	7.8%
Obstetrics	4.3%



ABOUT THE AREA

# You Belong in Longmont



**Within 10 miles** of Berthoud, Mead, Firestone, Frederick, Dacono, Erie, and Gunbarrel



**Home to an active outdoor sports community** with over 1,500 acres of parks and open space



**Minutes away from downtown Longmont** featuring dozens of restaurants and stores



	1 Mile	3 Miles	5 Miles
<b>Population</b>	7,479	52,132	100,477
<b>Households</b>	3,358	20,872	40,309
<b>Median Age</b>	40.9	29.7	40.6
<b>Avg. Household Income</b>	\$139,362	\$117,320	\$121,173

# About UCHealth Longs Peak Hospital

UCHealth Longs Peak Hospital was established in 2017 and is currently undergoing expansion to keep up with the increased demand for healthcare in the area. The 86-bed, acute-care hospital provides a wide range of diagnostic tests, surgeries, and treatments to Longmont, Berthoud, Dacono, Erie, Firestone, Frederick, Ft. Lupton, Mead, and Platteville. In 2024, the hospital was designated as an American Nurses Credentialing Center (ANCC) Pathway to Excellence Hospital, recognizing UCHealth Longs Peak Hospital's commitment to creating a positive practice environment where nurses are empowered to provide the highest quality of care.

## CAMPUS SERVICES



Orthopedics



Surgical Care



Heart and Vascular Care



Imaging and Radiology



Birth Center



Lung and Respiratory Care



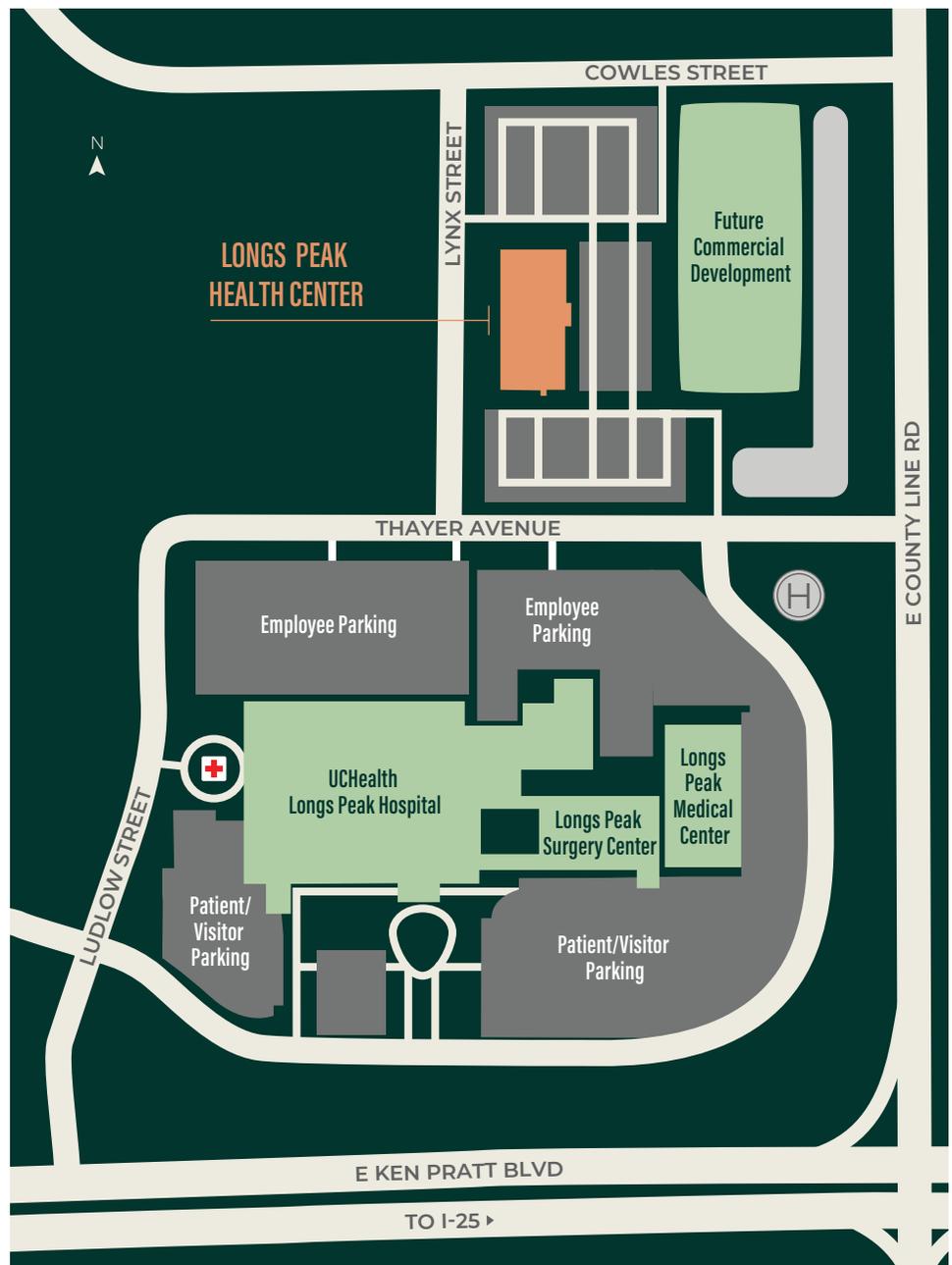
Lymphedema Care



Emergency Care



Pharmacy



# Longs Peak Health Center

**YOUR PATH TO EXCELLENCE BEGINS AT THE BASE OF THE ROCKIES**

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