

THORNTON,
COLORADO

HCA HEALTHONE MOUNTAIN RIDGE

OUTPATIENT MEDICAL BUILDING
AVAILABLE FOR LEASE



**STRONGEST DEDICATION TO QUALITY
AND COMMUNITY IN NORTH DENVER**

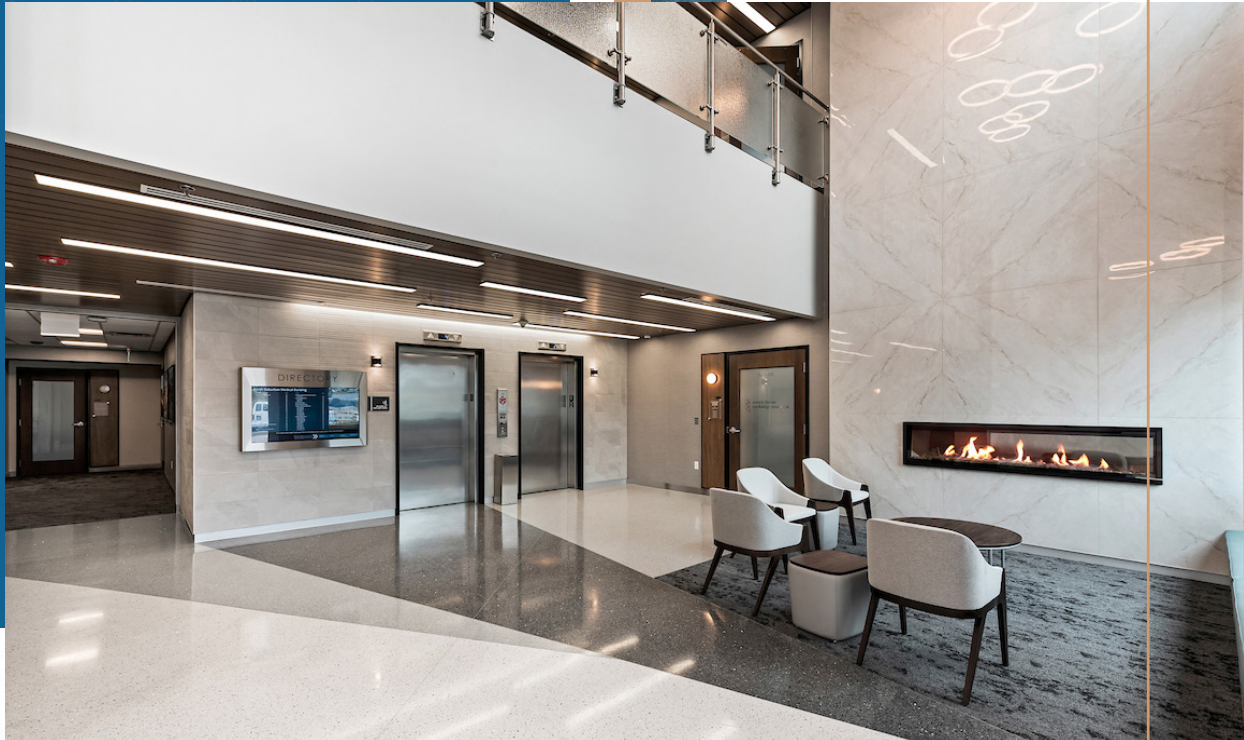
9195 GRANT STREET
THORNTON, COLORADO

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CBRE

THE OPPORTUNITY



One Outpatient Medical Building totaling 61,102 square feet located on the newly dedicated Level II Trauma Center HCA HealthONE Mountain Ridge Medical Center campus in Thornton, CO. The building is directly connected to the 157 bed hospital which provides unwavering dedication to quality and community. The HCA HealthONE Mountain Ridge Medical Center service area is made up of a large, rapidly growing and affluent patient base and ranks in the top 15% nationally based on patient demographics and specialty services offered.

- + ONE OUTPATIENT MEDICAL BUILDING TOTALING 61,102 SF OF MEDICAL SPACE
- + IMMEDIATE ACCESS TO HCA HEALTHONE MOUNTAIN RIDGE MEDICAL CENTER FROM THE OUTPATIENT MEDICAL BUILDING
- + ESTABLISHED REFERRAL PATTERNS ON CAMPUS



THE BUILDING



- + **Building Size:** 61,102 SF
- + **Parking Ratio:** 5:1,000
- + Secure, covered access between the Outpatient Medical Building and the hospital
- + Outpatient Medical Building 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 9am-2pm to keep common area lobbies, corridors and restrooms clean
- + Building Maintenance available as needed M-F 7am-5pm and emergencies 24/7
- + 24/7 security available for the Outpatient Medical Building
- + Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications
- + Online bill pay for rent statements available
- + One food service facility on campus; the café inside the main hospital
- + Digital Directory provides practice/physician names

HCA HEALTHONE MOUNTAIN RIDGE

OUTPATIENT MEDICAL BUILDING



THE HOSPITAL

For nearly 40 years, HCA HealthONE Mountain Ridge has served the north metro Denver community at its location in Thornton, Colorado with an unwavering dedication to quality and community. At Mountain Ridge, you'll find the strongest history of quality of any north Denver hospital, and that dedication to quality continues today.

As an HCA/HealthONE hospital, Mountain Ridge is part of an internationally known and highly regarded system of hospitals founded on the mission to serve and deliver on their mission statement: Above all else, Mountain Ridge is dedicated to the care and improvement of human life.

Mountain Ridge provides a number of medical services and actively addresses the medical needs of its community, providing labor and delivery services, emergency care, vital health screenings such as mammograms, cardiovascular care, cancer care, orthopedic care, robotic surgery, and of course, hospital care. Mountain Ridge also provides advanced wound care and hyperbaric treatments and operates a neonatal intensive care unit for newborns in need.

CAMPUS FEATURES

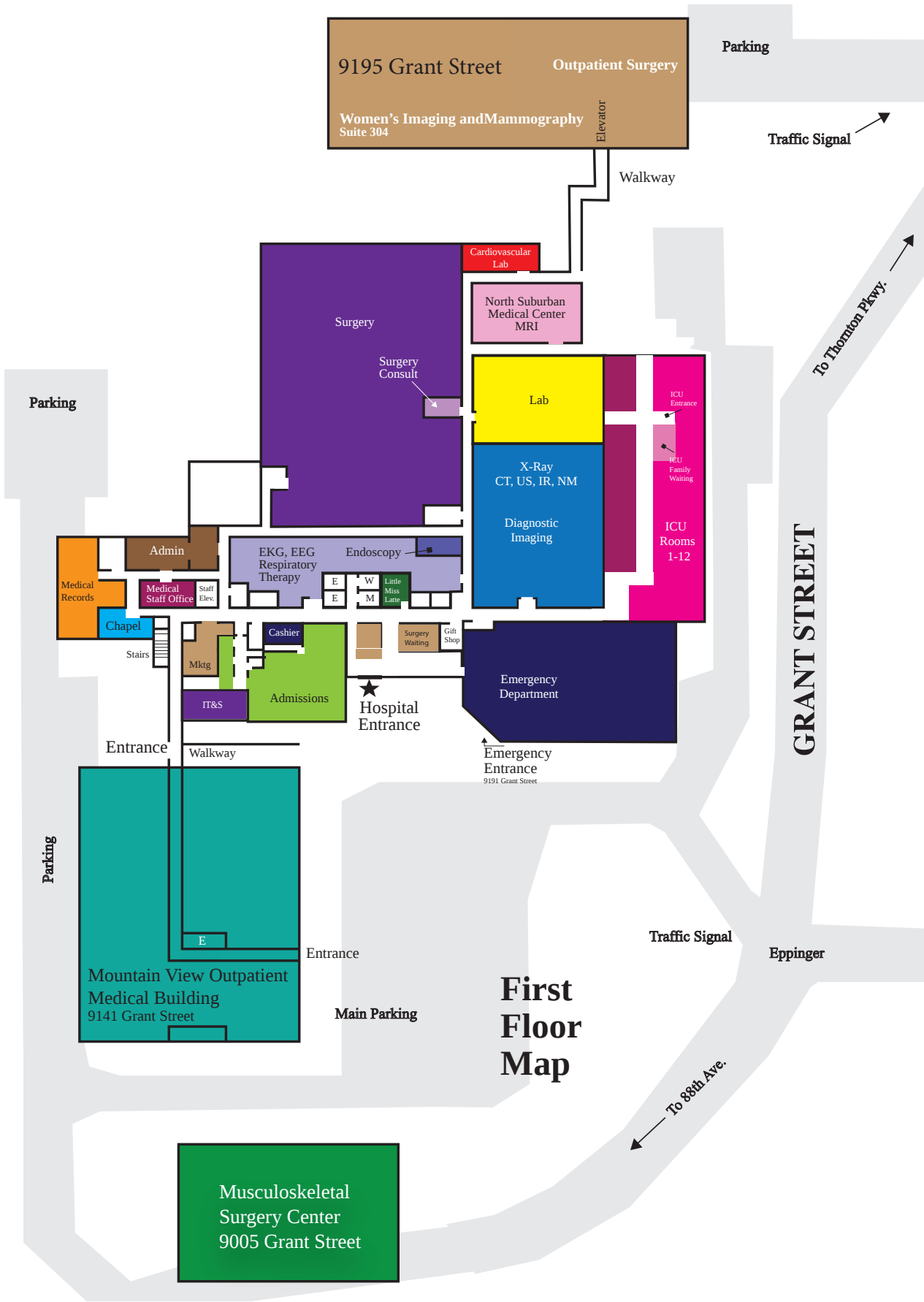
- + Only Level II Trauma center in Adams County, CO
- + 157 bed hospital
- + Recent Emergency Department expansion and remodel
- + Over 45,000 patients seen each year in the Emergency Department
- + Award winning ER care
- + Labor and Delivery services available, including newly remodeled birthing suites and neonatal intensive care unit for newborns in need
- + Advanced Wound Care and Hyperbaric Treatments
- + Physician network of over 550 affiliated physicians

PARKING

- + Parking is complimentary throughout campus for patients and staff
- + Dedicated patient and physician surface parking available

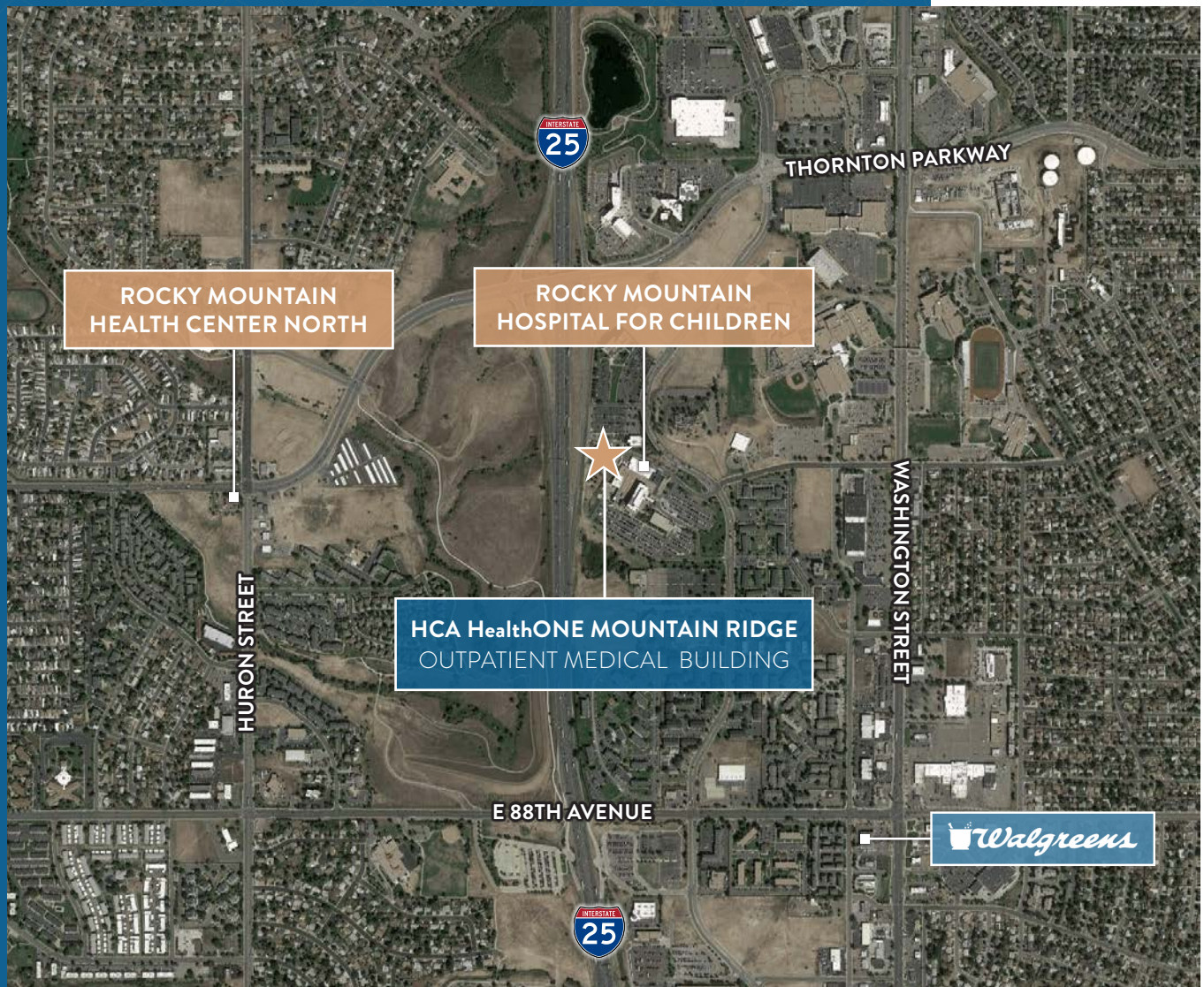


SITE PLAN





LOCATION



THE TEAM

LEASING TEAM



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 Schornstein

Anna Schornstein specializes in healthcare real estate advisory services within the Denver Metropolitan area and greater Front Range. Ms. Schornstein 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 Wilson

Maddee is currently the Market Leader for Outpatient Medical at Healthpeak Properties. 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 buildings in the Denver Metro Area. She focuses on the day to day operations of 16 medical 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 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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FOR MORE INFORMATION,
PLEASE CONTACT

LEASING

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HCA HealthONE
Mountain Ridge WEBSITE

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