

MEDICAL CENTER OF AURORA

MEDICAL OFFICE BUILDINGS

CHERRY CREEK - ASPEN PEAK - TIMBER RIDGE

1411, 1421, 1444 S POTOMAC STREET, AURORA, CO

PREMIER AURORA
LOCATION
adjacent to The
Medical Center
of Aurora



Healthpeak
PROPERTIES

CBRE



The Medical Center
of Aurora



THE OPPORTUNITY

Three Class A medical office buildings totaling 160,906 square feet located on the award winning HCA/HealthONE Medical Center of Aurora. The Aspen Peak and Cherry Creek buildings are directly connected to The Medical Center of Aurora. Timber Ridge is immediately adjacent to the 346 bed hospital which was named one of the best hospitals in the country for 2020.

- **THREE MEDICAL OFFICE BUILDINGS TOTALING 160,906 SF OF MEDICAL OFFICE SPACE**
- **IMMEDIATE ACCESS TO MEDICAL CENTER OF AURORA FROM TWO MEDICAL OFFICE BUILDINGS**
- **VALET PARKING AS WELL AS COVERED DOCTOR/EMPLOYEE PARKING GARAGE**
- **ESTABLISHED REFERRAL PATTERNS ON CAMPUS**



THE BUILDINGS

CHERRY CREEK

BUILDING SIZE: 54,235 SF

PARKING: 5.56:1,000

TIMBER RIDGE

BUILDING SIZE: 62,698 SF

PARKING: 4.45:1,000

ASPEN PEAK

BUILDING SIZE: 43,973 SF

PARKING: 6.82:1,000

- Secure, covered access between two of the the MOB's and the hospital.
- MOB's 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 MOB's.
- Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications.
- Online bill pay for rent statements available.
- Food service and coffee shop at the hospital
- Digital Directories throughout MOB's provide practice/physician names and campus maps for wayfinding purposes.



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THE HOSPITAL



The Medical Center of Aurora (TMCA) is a 346-bed acute care hospital located in Aurora, Colorado.

The Medical Center of Aurora is the first community hospital in the Denver Metro area to receive two-time Magnet designation for nursing excellence by the American Nurses Credentialing Center (ANCC), is an acute care hospital with specialization in cardiovascular services, neurosciences, surgery, orthopedics and women's services.

The Main Campus facility is a Level II Trauma Center with Primary Stroke Certification and Chest Pain Center accreditation, serving the eastern metro area and I-70 corridor.

The Medical Center of Aurora offers some of the most advanced heart care in the Rocky Mountain region. They are the only heart hospital in the Denver metro area to dedicate an entire tower of their hospital building to the care and recovery of their cardiology patients. Here, the specialists are engaged in research to improving heart diagnostics and treatments as well as preventing cardiovascular disease.

CAMPUS FEATURES

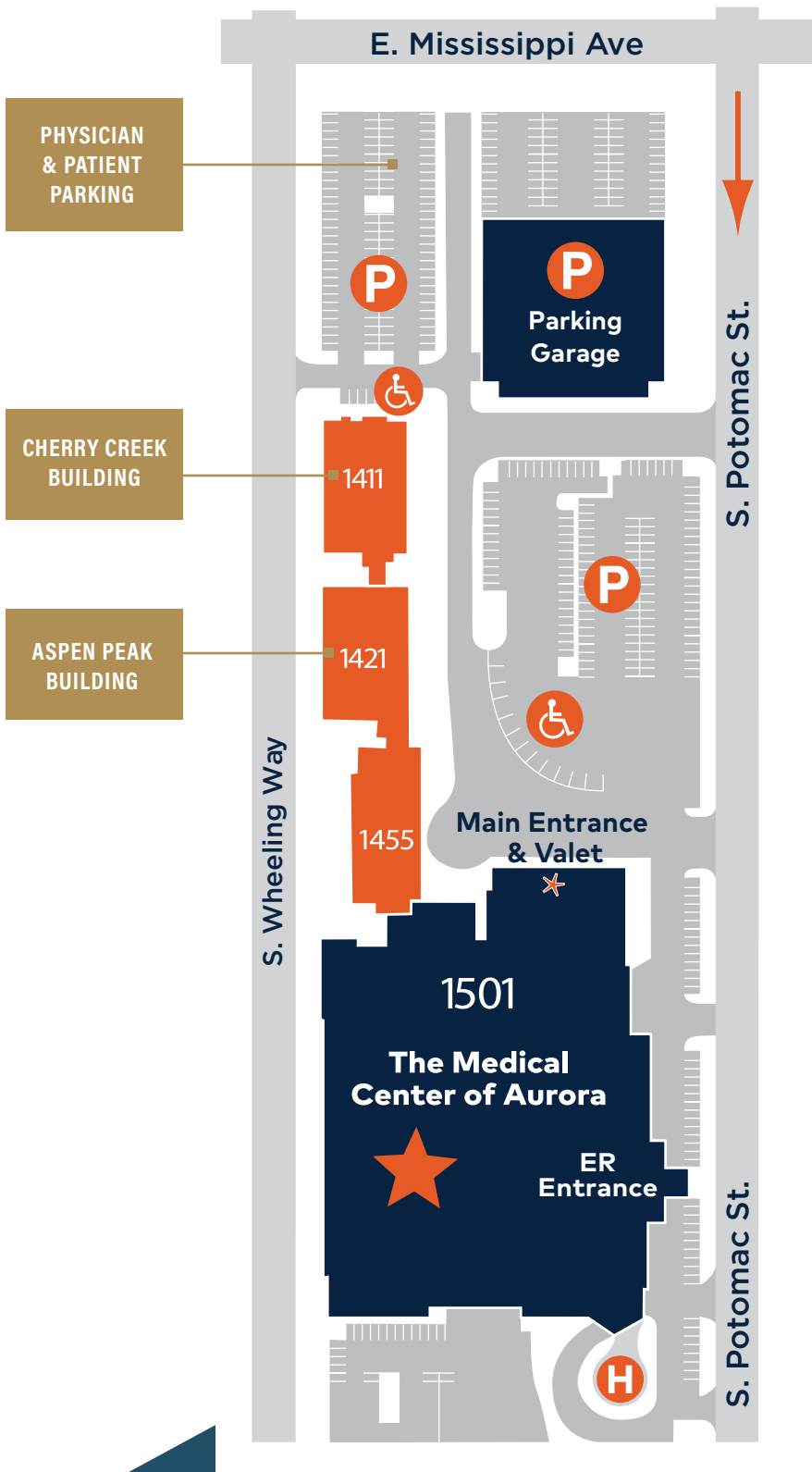
- Valet Parking as well as Doctor/Employee covered parking
- 346-bed destination hospital
- Aspen Peak & Cherry Creek MOBs are attached to the hospital (direct access)
- Established program partnered with the American Cancer Society
- 24-Hour Emergency Care
- Accredited Chest Pain Emergency Center
- Level II Trauma Center
- Helipad for AirLife
- ICU/CCU
- Spine Center of Innovation
- Cardiac Catheterization Lab
- Colorado Breast Care
- On-site imaging services
- Outpatient Cardiac and Pulmonary Testing

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



SITE PLAN



NOT TO SCALE



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.

FOR MORE
INFORMATION
PLEASE CONTACT

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[VISIT OUR WEBSITE: MEDICAL-CENTER-OF-AURORA](#)

LEASING

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