

LOCATED AT
HCA HEALTHONE
SWEDISH
CAMPUS

HCA HEALTHONE SWEDISH

OUTPATIENT MEDICAL BUILDINGS
AVAILABLE FOR LEASE



DENVER'S PREMIERE HOSPITAL FACILITY

601, 701, 799 & 499 EAST HAMPDEN AVENUE
ENGLEWOOD, COLORADO

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THE OPPORTUNITY



Swedish Outpatient Medical Buildings, located on the HCA HealthONE Swedish Campus, consists of a service area made up of a steady and growing patient base. These Outpatient Medical Buildings present the opportunity to experience the advantages of being located on campus. They are in the south metro Denver area where the Hospital has been a proud member of the community for more than 110 years.

- + **FOUR OUTPATIENT MEDICAL BUILDINGS TOTALING 311,436 SF OF MEDICAL SPACE**
- + **IMMEDIATE ACCESS TO HCA HEALTHONE SWEDISH FROM ALL FOUR OUTPATIENT MEDICAL BUILDINGS**
- + **COVERED DOCTOR/EMPLOYEE PARKING**
- + **ESTABLISHED REFERRAL PATTERNS ON CAMPUS**





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I LOVE IT HERE.

The nurses and doctors really get to know you and develop a true friendship with you. For me during this experience to come into treatment and know who you're going to be seeing and know that they truly care is so comforting.

Stephanie Madsen

Chemotherapy and radiation patient
at Rocky Mountain Gynecologic Oncology
at HCA HealthONE Swedish



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After a couple years of feeling this extreme pain due to severe ankle arthritis, Marc Defur decided to go see his physician and was referred to orthopaedic surgeon, Dr. Fran Faro at HCA HealthONE Swedish. “Marc was the perfect candidate for a total ankle replacement. Ankle fusion is usually the standard procedure for this type of ankle injury but because of his age, having a total ankle replacement was the preferred choice,” says Faro. “The recovery was so short. I was out of my walking cast and back on my motorcycle after two months,” says Marc. “It’s a life saver; it gave me so much back in my life!”



THE BUILDINGS



Accessibility/Building Info

- + Secure, covered access between the Outpatient Medical Buildings, the hospital and the patient parking garages.
- + Outpatient Medical Buildings open M-F 8am-6pm and Sat 8am-12pm. Electronic badge access for Tenants 24/7.
- + HVAC runs M-F 8am-6pm and Sat 8am-12pm. After hours HVAC available, inquire for costs.
- + Janitorial service of tenant suites and common areas provided M-F evenings and a Dayporter is on duty M-F 8am-5pm to keep lobbies, corridors and restrooms clean.
- + On-site Property Management and 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 service request capability and receive building email notifications.
- + Online bill pay for rent statements available.
- + Two food service facilities on campus; the main cafeteria on 2nd floor of main hospital and Froth Espresso Cart on 1st floor of main hospital.
- + Digital Directories throughout Outpatient Medical Buildings provide practice/physician names and campus maps for wayfinding purposes.

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OUTPATIENT MEDICAL BUILDINGS

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THE HOSPITAL

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Above all else, we are committed to the care and improvement of human life.

HCA HealthONE Swedish serves as an acute care hospital with 408 licensed beds, and annually Swedish cares for more than 200,000 patients with a team of approximately 2,000 dedicated employees, 300 volunteers and 1,400 physicians. Through its excellent service and care, Swedish is an eight-time winner of the National Research Corporation Consumer Choice Award and a Top 100 Hospital recognized by Reuters.

With stroke door-to-treatment times averaging just 20 minutes, HCA HealthONE Swedish serves as the Rocky Mountain Region's referral center for the most advanced stroke treatment, and was the state's first Joint Commission certified Comprehensive Stroke Center. Swedish also serves as the region's neurotrauma and orthopedic trauma provider and is the area's only level I trauma facility with a dedicated burn and reconstructive center. Over 150 facilities regularly transfer highly complex cases to Swedish.

In October 2023, HCA HealthONE Swedish celebrated the grand opening of the new Sarah Cannon Cancer Pavilion. This facility consolidates

comprehensive cancer care services into a single location for convenience.

The Sarah Cannon Cancer Pavilion represents a 15 million dollar investment. This is part of a 100 million capital improvement initiative currently underway at HCA HealthONE Swedish. This overall project aims to upgrade and expand the medical center's facilities to better serve the community.

The new cancer pavilion provides patients with integrated care, diagnostics, treatment and support services all in one place. This consolidated model of care aims to create a more coordinated and streamlined experience for people undergoing cancer treatment.

HCA HealthONE Swedish offers patients the highest quality care and the most advanced technologies and treatments in nearly every medical specialty including adult and pediatric emergency, heart care, neurology/neurosurgery, pregnancy and childbirth, orthopedics and joint replacement, cancer care, gastroenterology and liver care, gynecology and urology. Additional information about the hospital is available at www.SwedishHospital.com.

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Experiencing the Women's Services Department at HCA HealthONE Swedish from the patient's perspective has given me a whole new respect for my coworkers and I believe it has truly made me a better family care nurse. Because of my experiences as a nurse and a patient, I know that I can say with confidence, when you deliver your baby at Swedish you will be getting the best care possible!

Ashlie Gates

A family care nurse at HCA HealthONE Swedish

CAMPUS AMENITIES & FAQ

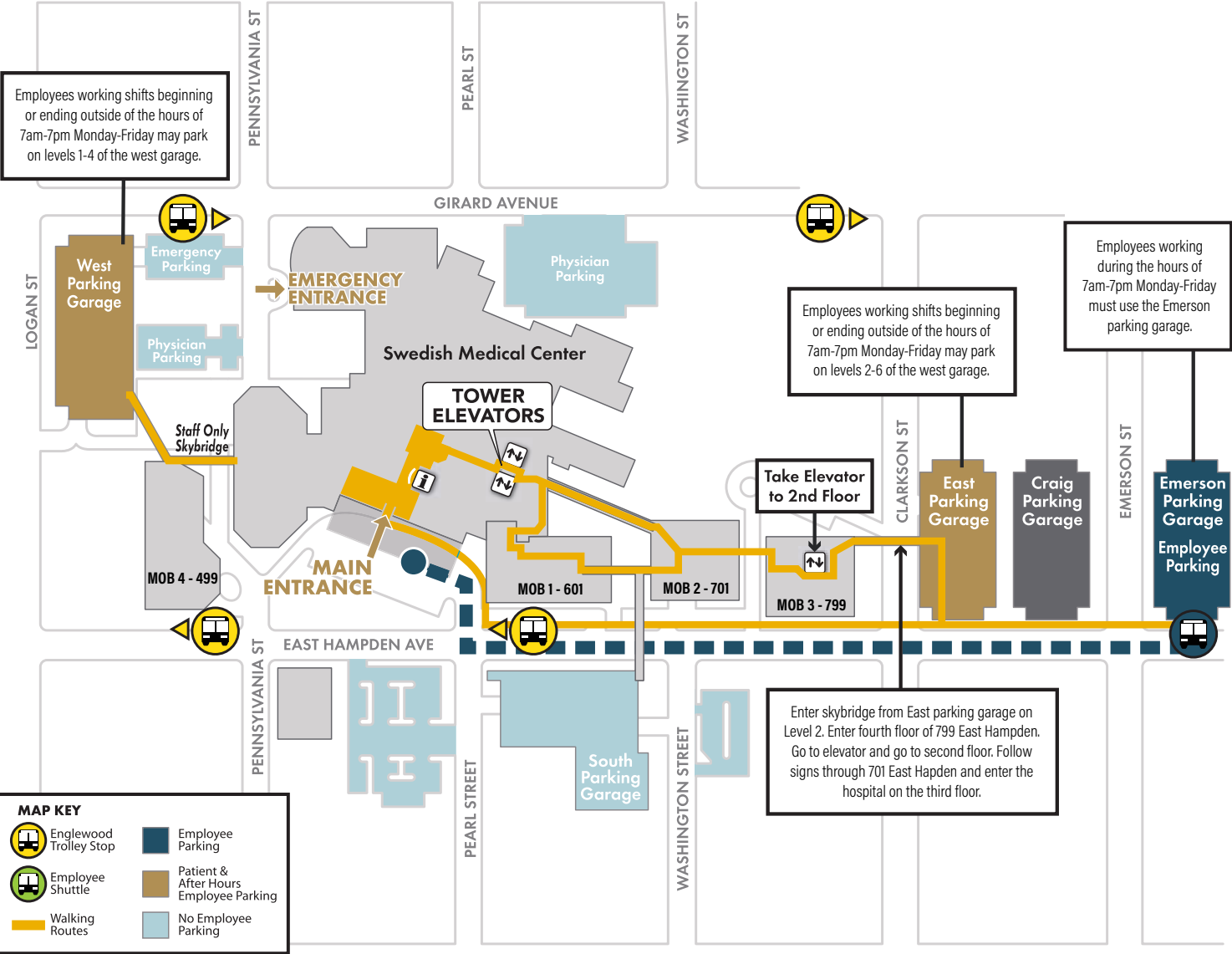
- + Covered access to HCA HealthONE Swedish from all four outpatient medical buildings
- + On-site Property Management
- + Food service at Hospital
- + On-site imaging

PARKING

- + Parking is complimentary throughout campus for patients and staff.
- + Three covered parking garages are available to patients throughout campus.
- + Dedicated, covered physician parking is available on the first level of all parking garages.
- + Newly constructed 865-space dedicated employee parking garage dedicated to employee parking at Emerson Street and E. Hampden Ave with LED lighting, 38 security cameras and complimentary shuttle service to main hospital entrance M-F 6am-8am and 5pm-8pm.
- + Complimentary valet parking for patients at each MOB entrance M-F 7:30am-5:00pm.

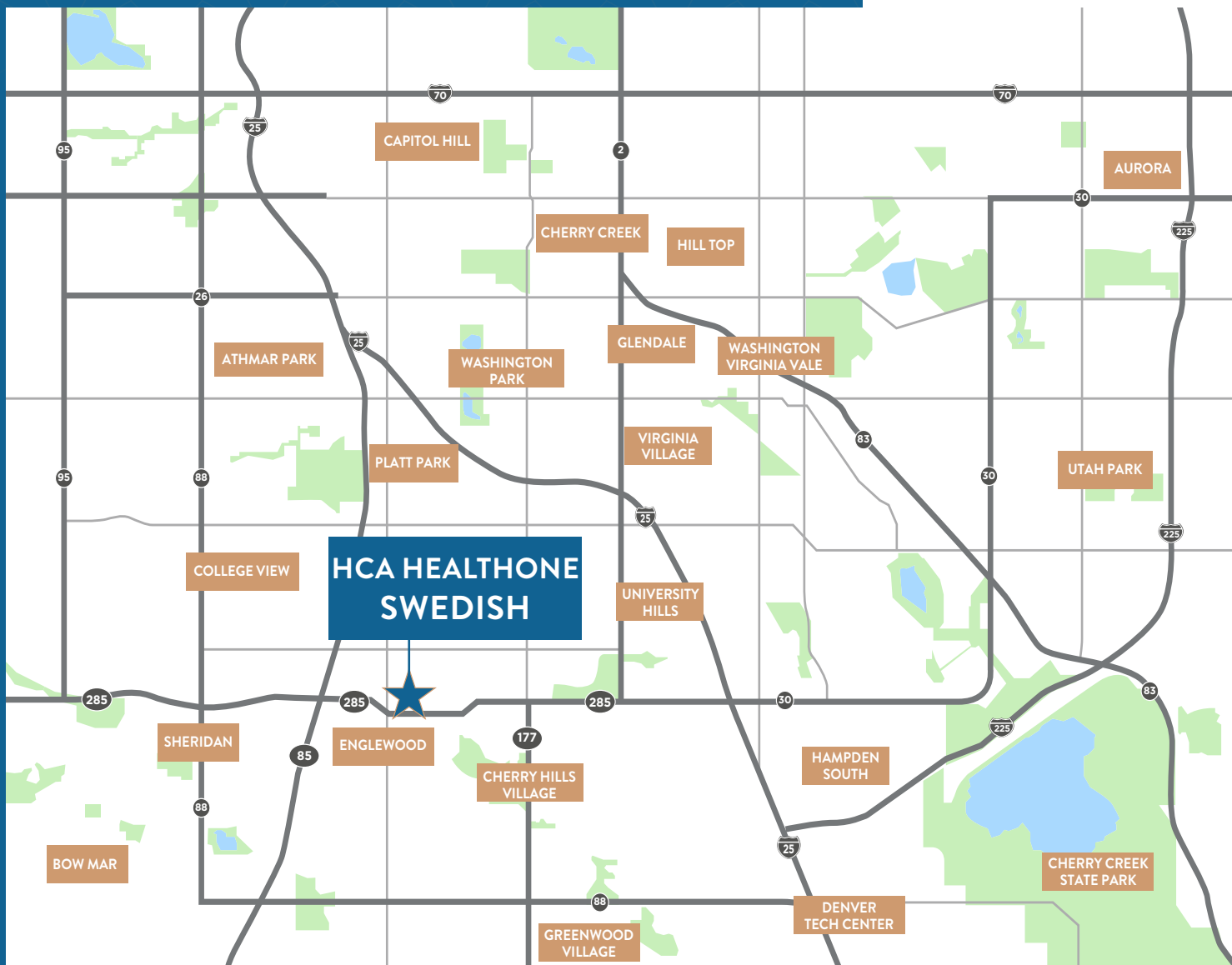


SITE PLAN





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

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