

CLASS A
MEDICAL SPACE
FOR LEASE



SKY RIDGE MEDICAL CENTER ASPEN, CONIFER & EVERGREEN

10099, 10103 & 10107 RIDGEGATE PARKWAY | LONE TREE, CO



	ASPEN	CONIFER	EVERGREEN
BUILDING SIZE:	118,336 SF	104,623 SF	121,005 SF
PARKING:	4:1,000	4:1,000	4:1,000

BUILDING AMENITIES:

- On Site Café and Pharmacy
- Seven new operating rooms
- Level III Nursery
- Cancer Treatment Center
- Ambulatory Surgery Center
- Cath Lab and Open Heart Surgery Center
- Rocky Mountain Hospital for Children multi-specialty physician suite

FOR MORE
INFORMATION
PLEASE CONTACT:

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SKY RIDGE MEDICAL CENTER - ASPEN, CONIFER & EVERGREEN BUILDINGS

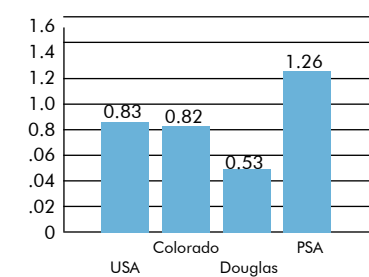
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SKY RIDGE MEDICAL CENTER IS IN THE TOP 10% NATIONALLY
Based on patient demographics and specialty services offered

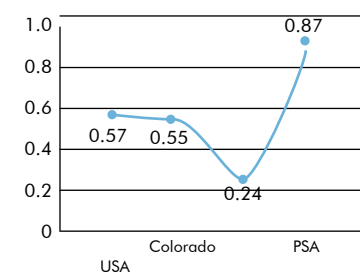
CAMPUS FEATURES:

- New 1,000 car parking structure
- Comprehensive Spine and Total Joint Center with eleven operating suites and private entrance
- Seven new operating rooms
- Obstetrical services and Level III Nursery
- Sky Ridge Cancer Center, including radiation, chemotherapy and inpatient services
- Cardiac services, including two interventional cath labs and CardioPulmonary Center of Excellence
- Sports Medicine and Rehabilitation Center
- Helipad for AirLife
- ICU/CCU
- Bariatric Surgery Center of Excellence
- On-site imaging services
- Ambulatory surgery center
- Wound Care Center
- Largest Birth Center in Colorado

Primary Care Phys Per 1,000 Patients

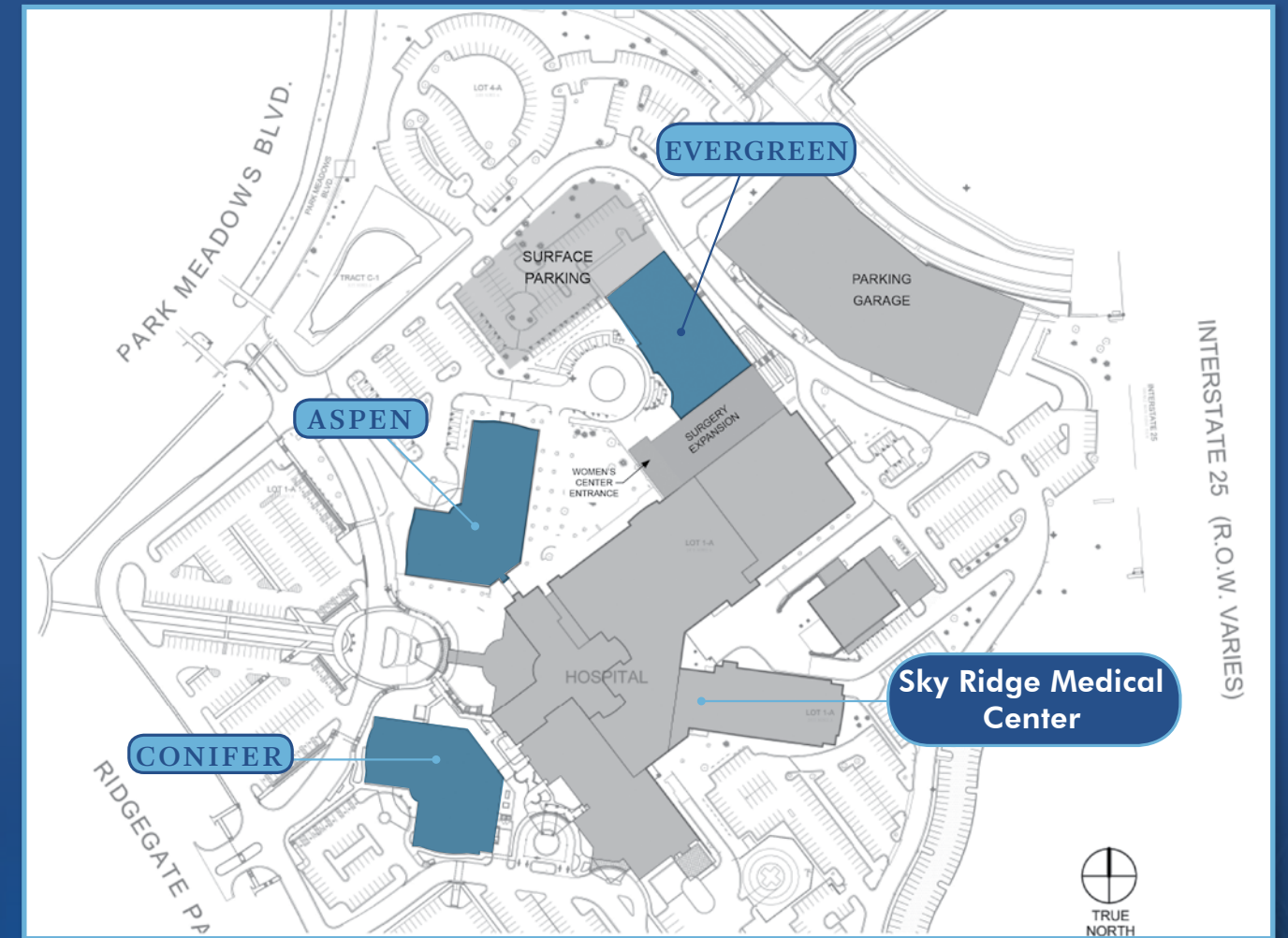


Specialty Physicians Per 1,000 Patients



MEDICAL ENVIRONMENT CHARACTERISTICS:

- The medical environment of the Sky Ridge Medical Center area is characterized by rapid growth and high procedure volumes.
- As a result of the growth and procedure volumes the service area has a current physician gap of 0.00 Primary Care Physicians and 2.97 Specialty Physicians.
- Over the next five years, Inpatient Acute procedures will grow by 19.03% and outpatient procedures will grow by 18.04%.
- Within this service area covering a 3-mile radius, there are 41 MOBs.



DEMOGRAPHICS

SKY RIDGE MEDICAL CENTER	1 MILE	3 MILE	5 MILE
2019 Estimated Population	6,127	52,629	178,120
2019 Estimated Households	2,381	20,722	66,535
2019 Estimated Household Income	\$178,301	\$152,973	\$146,596