

MOB I - 601 EAST HAMPDEN



MOB II - 701 EAST HAMPDEN



MOB III - 799 EAST HAMPDEN



MOB IV - 499 EAST HAMPDEN

SWEDISH MEDICAL CENTER MEDICAL OFFICE BUILDINGS

601, 701, 799, 499 EAST HAMPDEN AVENUE | ENGLEWOOD, CO

LOCATED AT
SWEDISH
HOSPITAL
CAMPUS
Denver's Premiere
Hospital Facility

LEASE RATE: Please Call

PARKING RATIO: 4:1,000

CAMPUS AMENITIES

- Valet Parking
- Covered Doctor/Employee Parking
- On-Site Property Management
- Food Service at Hospital
- On-Site Pharmacy
- On-Site Imaging
- Immediate access to Swedish Medical Center from all four Medical Office Buildings

FOR MORE
INFORMATION
PLEASE CONTACT:

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www.cbre.us/denverhealthcare

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PATIENT CHARACTERISTICS:

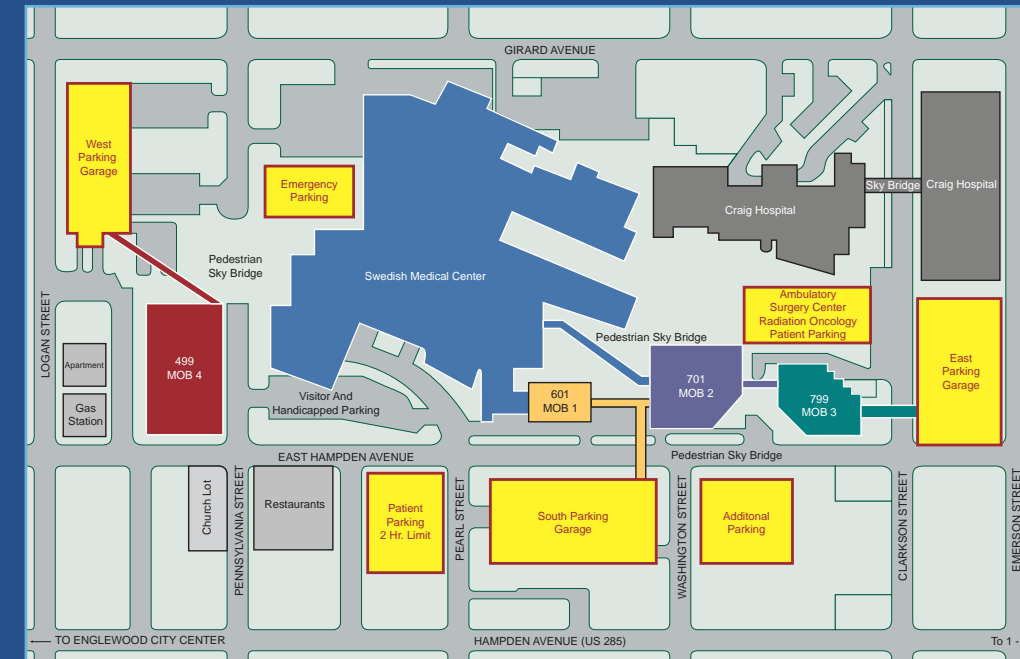
- The Swedish Medical Center service area is made up of a steady and growing patient base.
- This patient base has a median household income of \$54,084.03 and an affluence score of 113.92.
- Over 82.00% of the total population has access to medical care through government or private programs, with 56.88% Commercially insured, 15.76% Medicare covered, and 9.93% covered by Medicaid.
- The fastest growing age segment is the 65+ year age range, and currently 14.86% of the total population is 65 years or older (senior).

MEDICAL ENVIRONMENT CHARACTERISTICS:

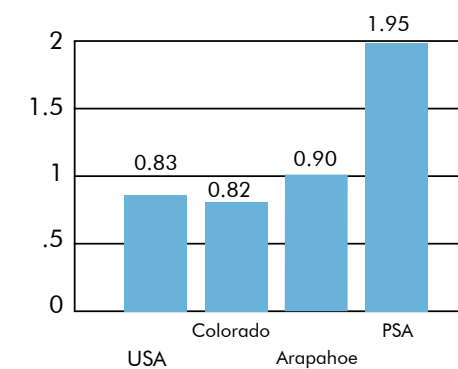
- Over the next five years, Inpatient Acute procedures will grow by 2.71% and outpatient procedures will grow by 3.18%
- Within this service area there are 8 ASCs, 2 General Acute Care Hospitals, 65 MOBs and 1 LTACH.

SWEDISH MEDICAL CENTER HAS RECEIVED THE FOLLOWING CENTERS OF EXCELLENCE DESIGNATIONS:

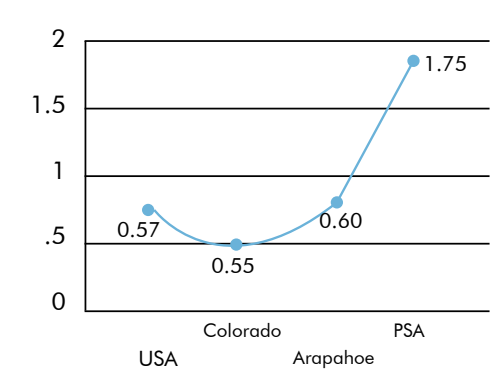
- Cancer Center
- Spine Program
- Trauma Center
- Emergency Services
- The Heart Center
- Women's & Children's Services
- Neuroscience, The Stroke Center
- Bariatric Surgery
- Orthopedic Services



Primary Care Phys Per 1,000 Patients



Specialty Physicians Per 1,000 Patients



DEMOGRAPHICS

DEMOGRAPHICS RADIUS	1 MILE	3 MILE	5 MILE
2019 Estimated Population	18,985	118,784	392,128
2019 Estimated Households	9,812	50,632	170,464
2019 Estimated Household Income	\$79,680	\$102,806	\$103,519