

Medical Center Of The Rockies

MEDICAL OFFICE SPACE FOR LEASE



Medical Center of the Rockies has two intensive care units, a birthing center with a special care nursery, a medical nursing unit, a surgical nursing unit, an inpatient acute rehabilitation unit and full-service radiology and laboratory departments. The hospital is also home to Air Link; UHealth's emergency medical, critical care air transportation program. Surgical services include general surgery, cardiothoracic, orthopedic trauma and neurological trauma. Robotic-assisted surgery also plays a prominent role in patient care. Medical Center of the Rockies also includes an acute dialysis unit.

2500 Rocky Mountain Avenue
Loveland, Colorado 80538



MEDICAL CENTER OF THE ROCKIES

MEDICAL OFFICE SPACE FOR LEASE



On-campus medical office building and attached to hospital



Strategically located at the growth corridor of Highway 34 and I-25



Walking distance to neighborhood power center



On-site property management



Strong stable ownership

Demographics

Esri, 2017

	USA	State	Larimer County	10-Mile Radius
Population growth (next 5 years)	0.83%	1.46%	1.87%	2.11%

Medical care (5-mile radius)

	Commercial/Private	Medicare	Medicaid	Uninsured
Percentage of population that has access to medical care through government or private programs	76.0%	12.4%	3.7%	7.9%

Age Distribution (10-Mile Radius)

	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Current (2017)	44,679	28,398	30,577	29,720	30,707	30,899	20,625	9,255	4,193
Projected (2022)	48,043	29,418	35,522	33,813	30,982	32,706	26,299	12,733	4,766

Availabilities for North Building

Suite	RSF Available
Third Floor	2,000 - 22,842 RSF

Availabilities for South Building

Suite	RSF Available
Suite 310	5,886 RSF





Healthcare Realty is a publicly-traded Real Estate Investment Trust (REIT) that focuses on owning, managing, acquiring and developing outpatient medical facilities throughout the United States. As the first REIT to specialize in medical office buildings, Healthcare Realty has built a well-regarded medical real estate portfolio affiliated with market-leading healthcare systems.

\$4.8B enterprise value
14.5M square feet owned
196 properties owned in 27 states

The office environment is an integral part of the patient experience; it can positively influence how patients feel about the care they receive and even streamline the care process itself. Healthcare Realty assists physicians in offering reassurance and healing to their patients.

Medical office buildings, with more frequent visitors than typical office buildings, require substantial upkeep. Healthcare Realty is committed to providing clean environments that are easy to navigate, as well as friendly greetings from our on-campus staff. Healthcare Realty owns and operates St. Anthony Medical Plaza 1, 2 and 3.

A Magnet Hospital

Medical Center of the Rockies earned the American Nurses Credentialing Center's Magnet designation in 2010. The Magnet Recognition Program recognizes excellence in nursing services and is considered the gold standard for nursing practice.

Medical Center of the Rockies is a partnership between University of Colorado Health and Regional West Health Services of Scottsbluff, Nebraska.

Medical Center of the Rockies, which opened in February 2007, has won the Exemplary Service Overall Best Performer award from Avatar International based on its patient satisfaction scores.



BUILDING SIZE

MCR: MOB 1 (South): 80,150 SF
MCR: MOB 2 (North): 80,153 SF

NUMBER OF FLOORS

MCR: MOB 1 (South): 3
MCR: MOB 2 (North): 3

FLOORPLATE

MCR: MOB 1 (South): 26,716 SF
MCR: MOB 2 (North): Approximately 27,000 SF

YEAR BUILT

MCR: MOB 1 (South): 2008
MCR: MOB 2 (North): 2007

PARKING

MOB 1: 300 Surface spaces (4.5 : 1,000 SF)
MOB 2: 400 Surface spaces (5.0 : 1,000 SF)
Parking is free of charge



LEASE RATES

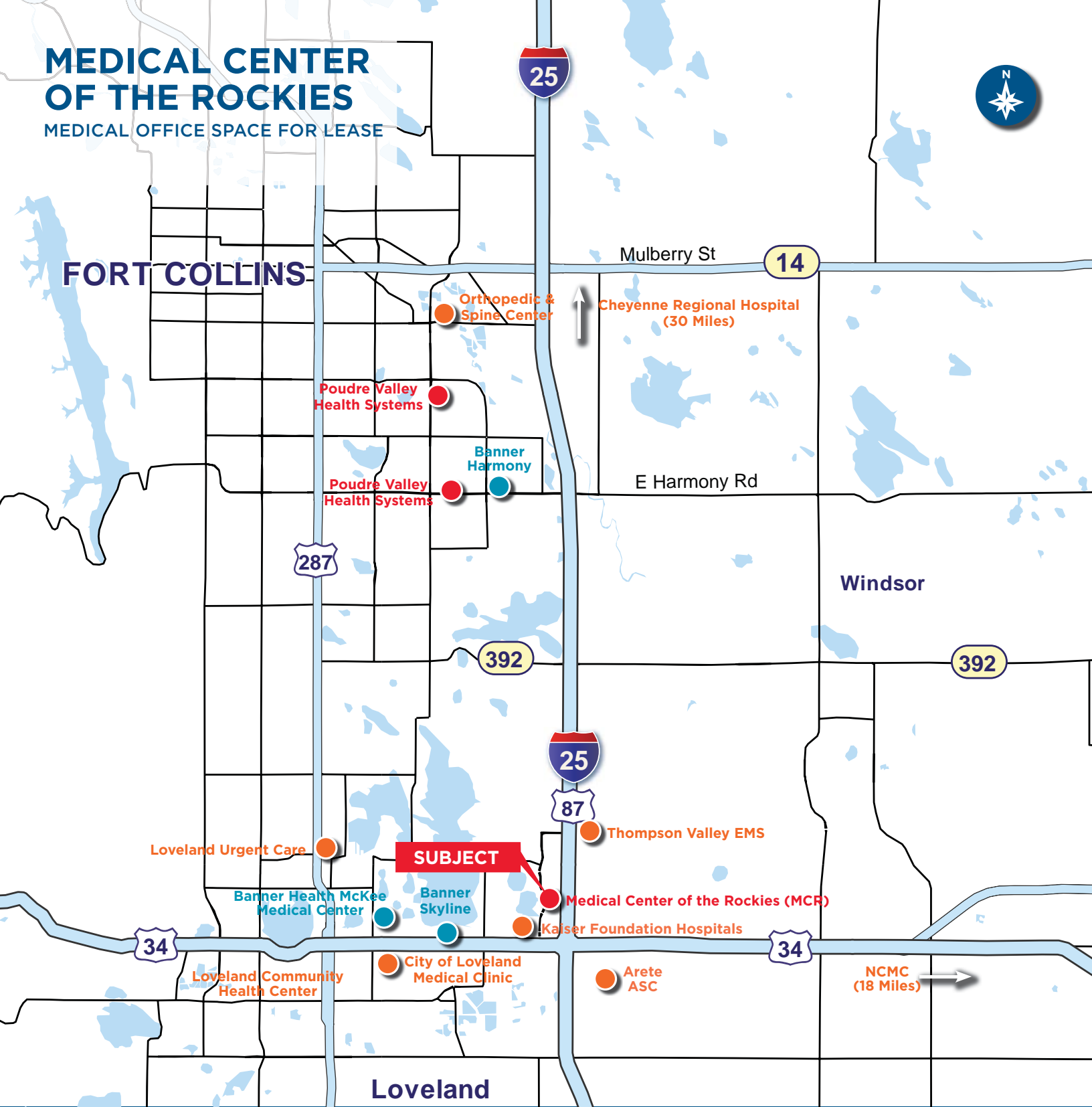
The building is leased on a NNN basis
Please call listing agents for quoted lease rates

TENANT IMPROVEMENT ALLOWANCE

Negotiable

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