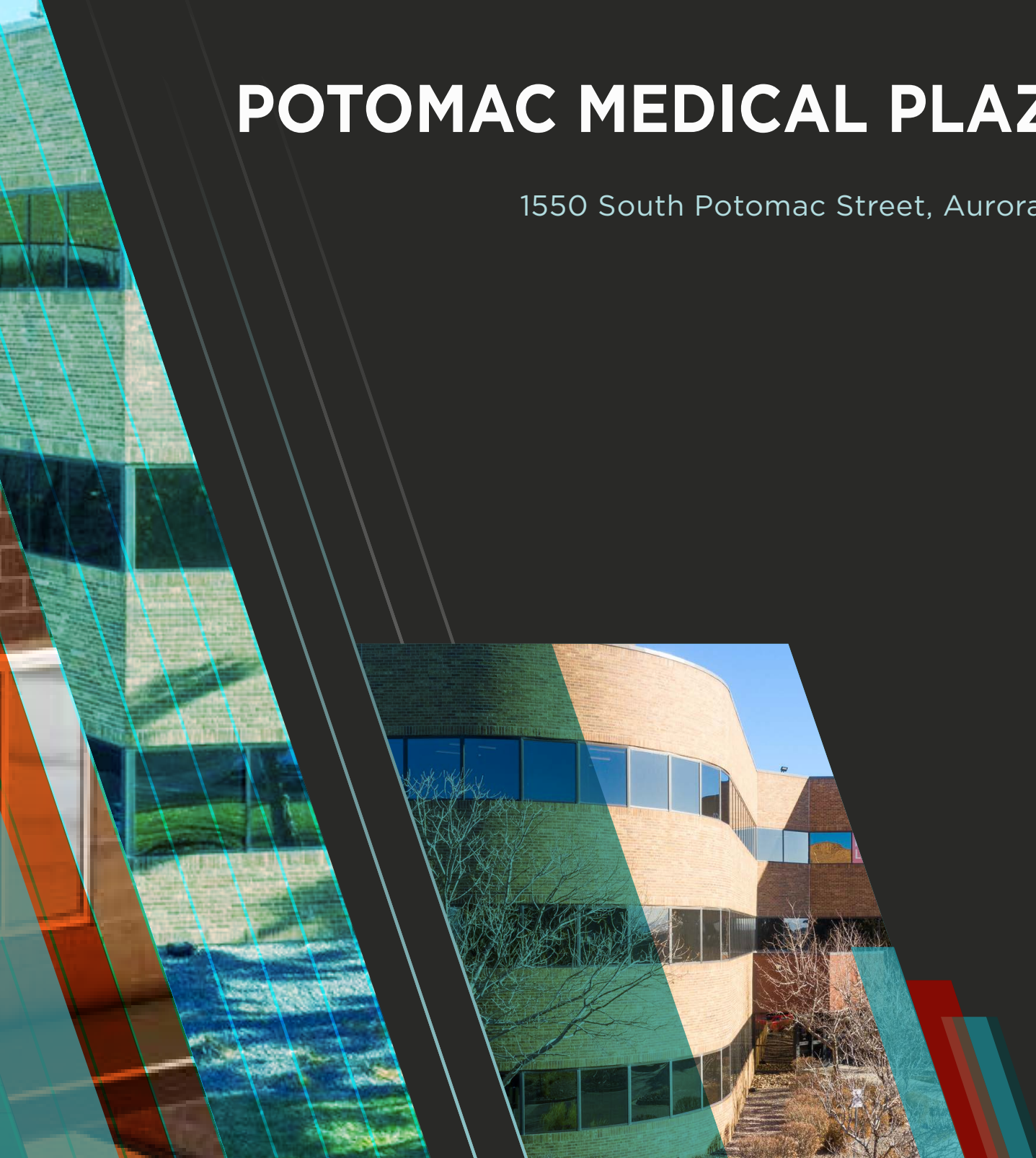


Creating Exceptional



# POTOMAC MEDICAL PLAZA

1550 South Potomac Street, Aurora, CO





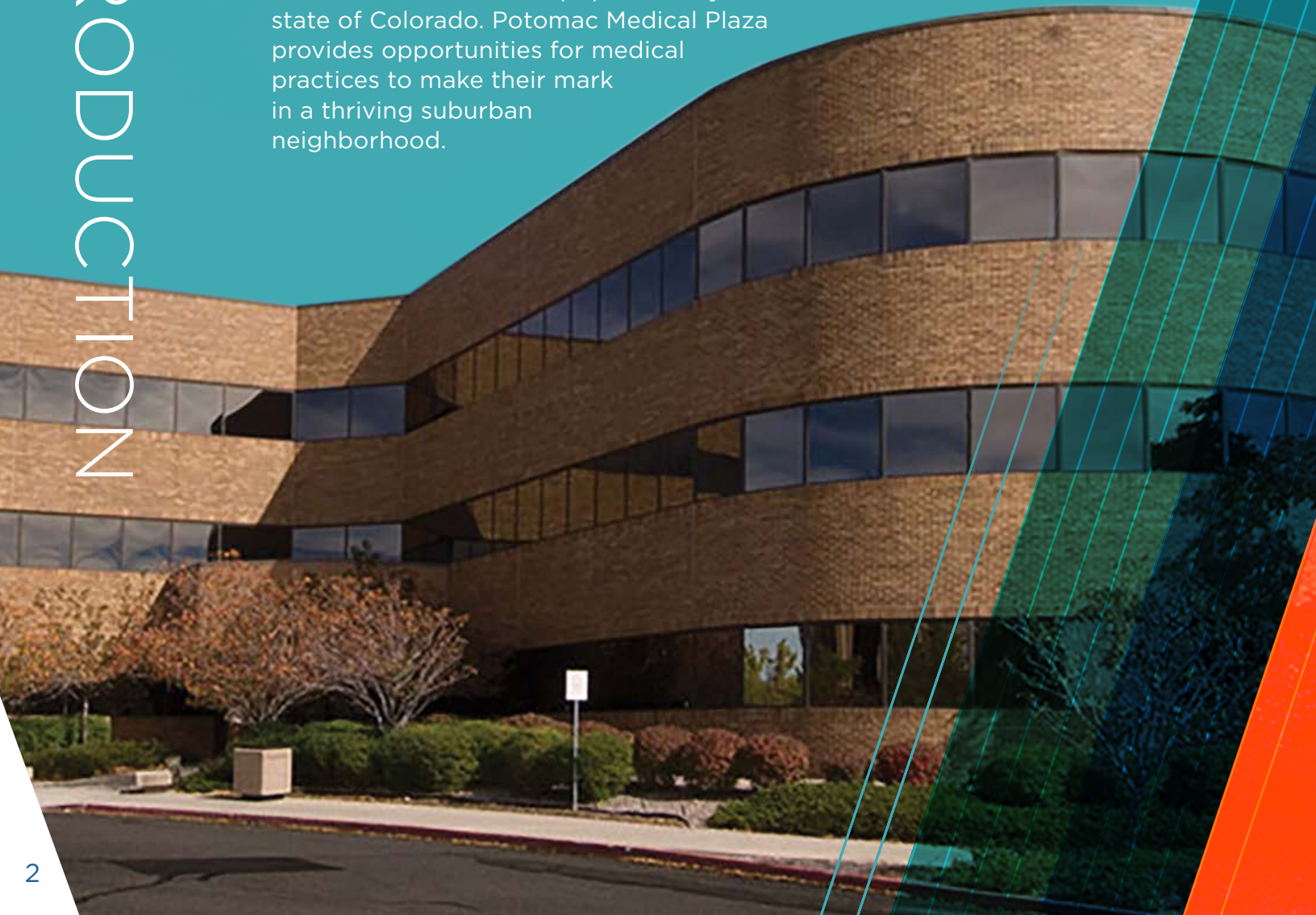
## Creating Exceptional

Potomac Medical Plaza is located adjacent to the campus of the Medical Center of Aurora and offers a prime location for medical practices in the Denver metro area.

Medical Center of Aurora was the first community-based hospital in the Denver metro area to earn Magnet Recognition for excellence in nursing services. The Medical Center has been named to the Fortune/IBM Watson Health 100 Top Hospitals® list as one of the top performing teaching hospitals in the U.S.

Specialties include Cardiology, Oncology, Orthopedic care, Women's care, Neurological care, Heart and Vascular Surgery as well as Physical Therapy and Rehabilitation.

Aurora is the third most populous city in the state of Colorado. Potomac Medical Plaza provides opportunities for medical practices to make their mark in a thriving suburban neighborhood.









## POTOMAC MEDICAL PLAZA

1550 S. Potomac Street, Aurora, CO

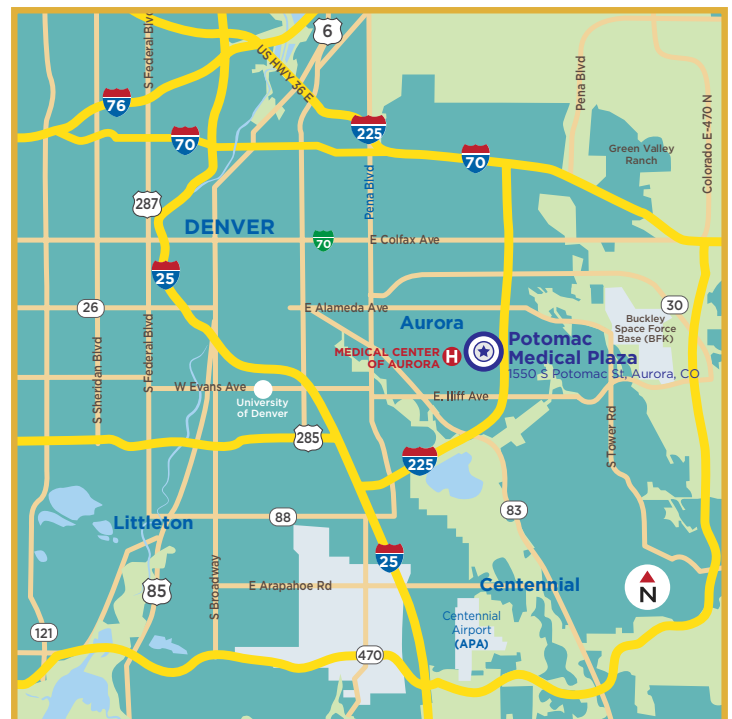
Potomac Medical Plaza is conveniently located just 17.5 miles southeast of Denver, CO and offers easy access to I-225 and Denver International Airport. The Denver metro area is home to state-of-the-art medical centers, is commuter-friendly and makes this city an ideal location for physicians and their patients.



### TRANSPORTATION

<div>  <b>INTERSTATE</b> </div>		
Interstate 225	5 min drive	2.3 mi
Interstate 70	14 min drive	10.7 mi
Interstate 25	13 min drive	8 mi
<div>  <b>PUBLIC TRANSPORTATION</b> </div>		
RTD Train: H&R Florida Stop	6 min walk	0.3 mi
RTD Bus: #11	4 min drive	0.2 mi
<div>  <b>AIRPORT</b> </div>		
Denver International Airport (DEN)	24 min drive	20.1 mi
<div>  <b>DOWNTOWN</b> </div>		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Denver	24 min drive	17.5 mi

### Location Map





# DEMOGRAPHICS

## POTOMAC MEDICAL PLAZA



### POPULATION AND HOUSEHOLDS

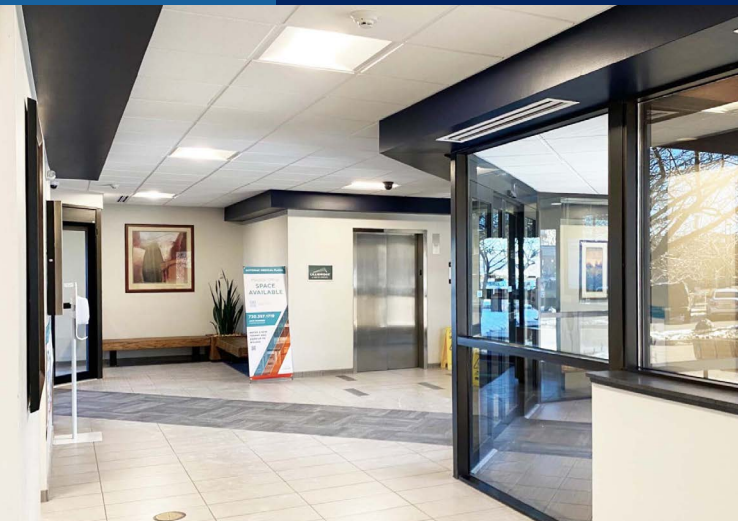
POPULATION	1 Mile	5 Mile
2022 Total Population	22,841	441,133
2027 Total Population	23,581	463,803
Population Growth 2022-2027	3.24%	5.14%
Average Age	36.50	37.50
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	9,036	178,931
2027 Total Households	9,333	188,238
Growth 2022-2027	3.29%	5.20%
Average Household Size	2.50	2.40
Median Home Value	\$285,253	\$339,200
Median Year Built	1980	1981



# AVAILABLE SPACE

## 76,086 SF BUILDING

- Three-story medical office building
- Balanced mix of healthcare specialties
- Recently renovated common areas
- Steps away from light rail
- 24/7 on-call maintenance
- Ample surface parking
- Competitive lease package
- Easy access to I-225, I-25, I-70, and Denver International Airport



## For Leasing Information

Contact Regional Leasing Director  
Jack Schuber at (720) 357-1719  
[jack.schuber@Lillibridge.com](mailto:jack.schuber@Lillibridge.com)

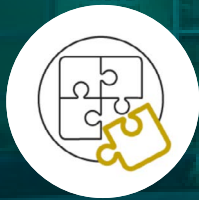


# ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

Medical Office  
Buildings



WE ADVISE

160+

Hospital & Health  
System Partners



WE LEASE

30+

States With  
Properties



WE MANAGE



WE MONETIZE

## Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

**At Lillibridge, creating exceptional is the way we do business.**





## POTOMAC MEDICAL PLAZA

Regional Leasing Director:

**JACK SCHUBER**

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