

CHERRY CREEK Medical Pavilion

Generational Opportunity to Own in the Most Affluent Submarket of Metro Denver



CBRE

INVESTMENT HIGHLIGHTS



Rare Cherry Creek Opportunity – Denver's Top Submarket



Significant Discount to Replacement Cost



Proximate to Four Hospitals Totaling 1,548 Beds



Exceptional Demographic Trends and Affluent Patient Base



Recent Major Renovation



Highly Accessible Location



Opportunity to Complete Medical Conversion

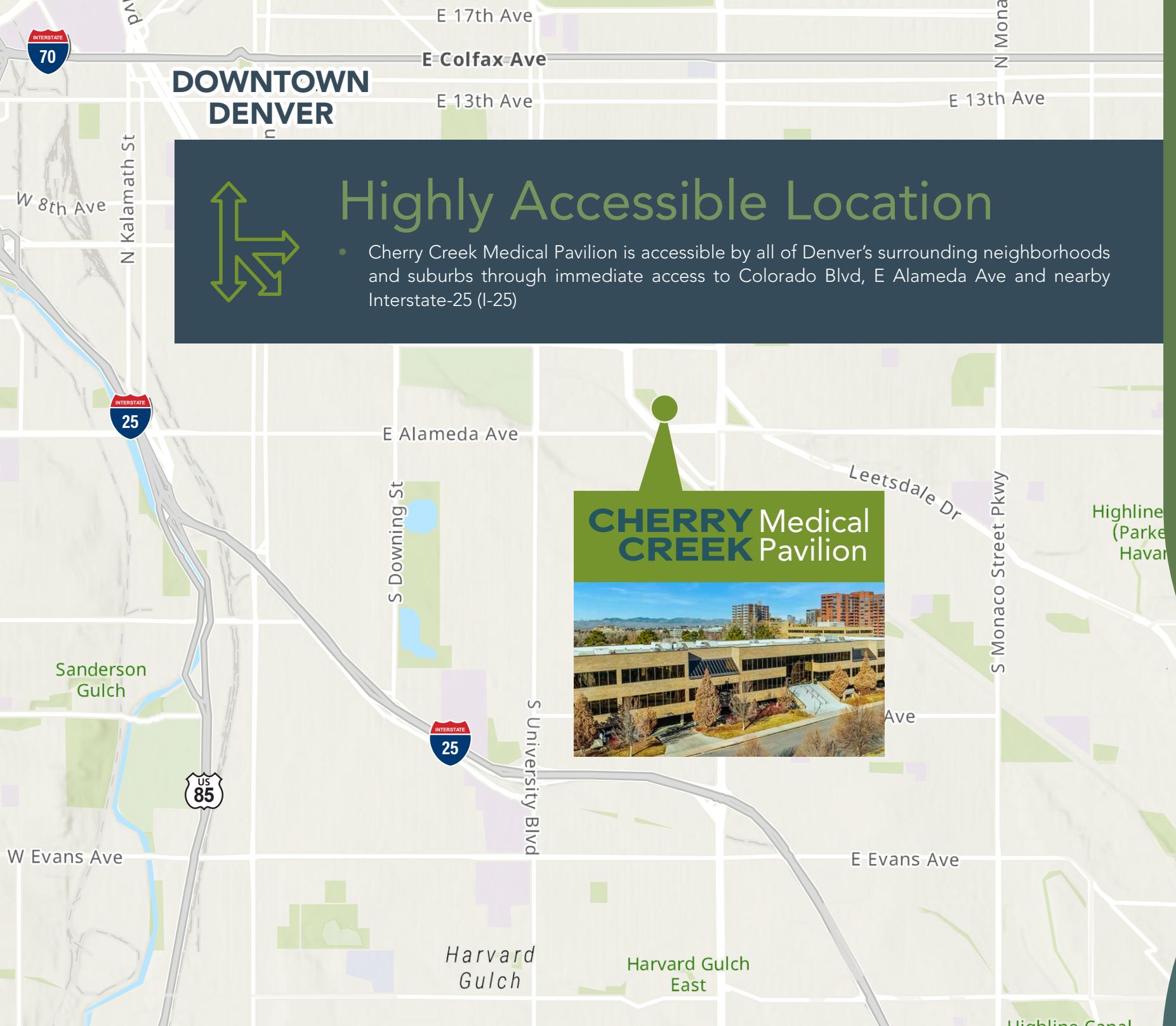
DOWNTOWN DENVER



Highly Accessible Location

- Cherry Creek Medical Pavilion is accessible by all of Denver's surrounding neighborhoods and suburbs through immediate access to Colorado Blvd, E Alameda Ave and nearby Interstate-25 (I-25)

CHERRY CREEK Medical Pavilion









DENVER, CO OVERVIEW

Denver is one of the fastest-growing cities in the United States, and it's easy to see why. With its mild climate, stunning mountain views, and vibrant downtown scene, Denver has something to offer everyone. A longtime draw for a broad range of industries from energy to tech, its talented workforce, educational investment, and business-friendly environment have catapulted the city to become one of the fastest-growing cities in the nation. Strengthened by its economic diversity and growing industries in technology and telecommunications, Denver has emerged as a formidable international hub with 10 Fortune 500 companies calling the area home. Over three million people currently live in the Denver metropolitan area, a number that continues to grow as the region receives increased visibility and recognition, particularly as an ideal location for a balance of live, work, and play.

DENVER IS A CITY ON THE RISE.

IT'S HOME TO A GROWING TECH INDUSTRY,
A THRIVING ARTS SCENE,
AND A DIVERSE POPULATION.



#1

MOST EDUCATED STATE

(U.S. News, 2024)



TOP

STATE FOR JOB GROWTH

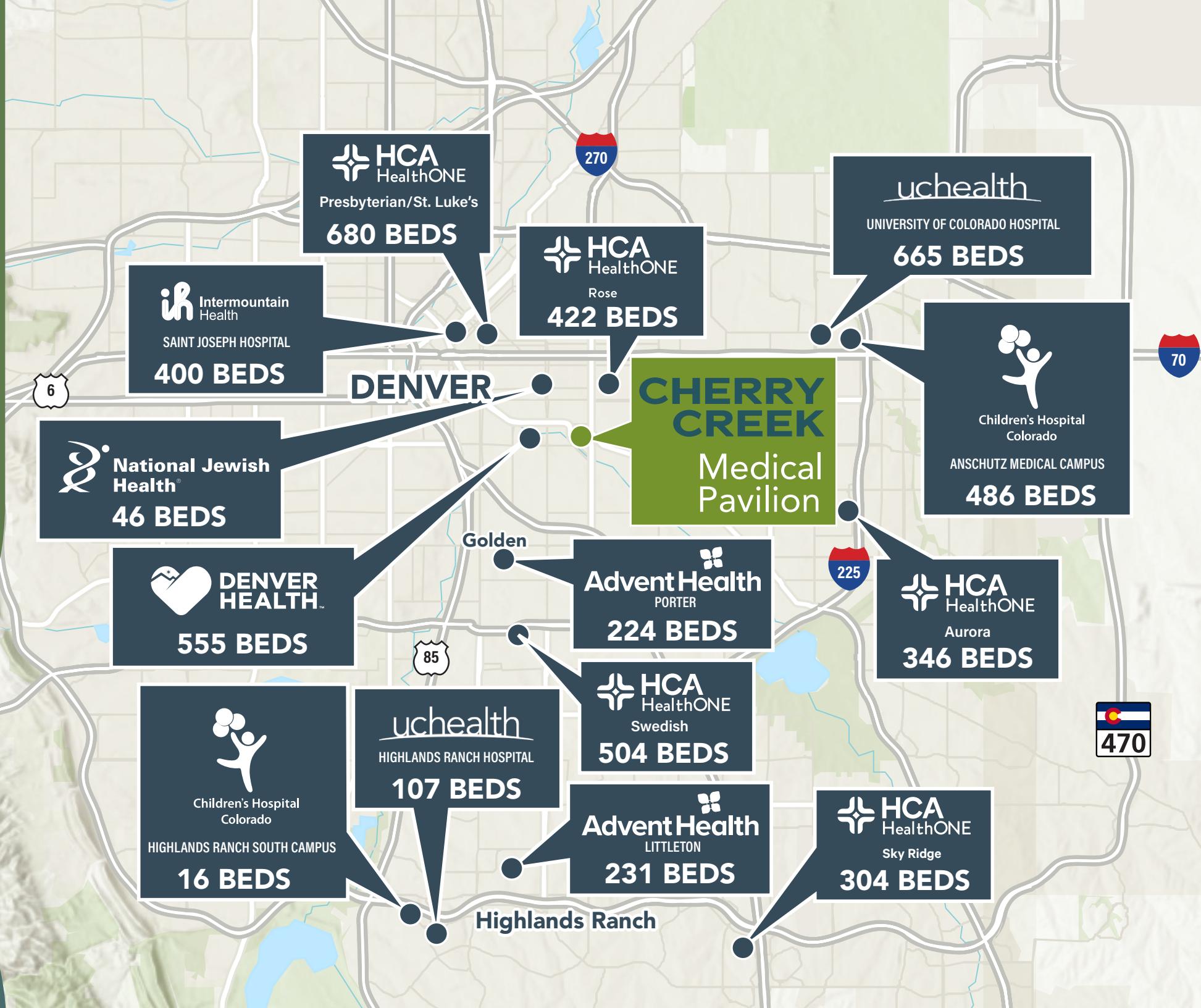
(National Business Capital, 2024)



#4

BEST STATE ECONOMY

(U.S. News, 2024)



PROCESS & OFFER INSTRUCTIONS

DISTRIBUTE OFFERING MEMORANDUM

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

MARKETING PERIOD

During the marketing period, interested parties are encouraged to: (i) review materials posted to the "Virtual Deal Room" section of www.CherryCreekMedicalPavilion.com, (ii) schedule showings / market tours with exclusive listing brokers, and (iii) dialogue with exclusive listing brokers to clarify any information provided in the Offering Memorandum.

OFFERS DUE

Offers should be submitted in writing and include the following:

TERMS

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

INVESTOR INFORMATION

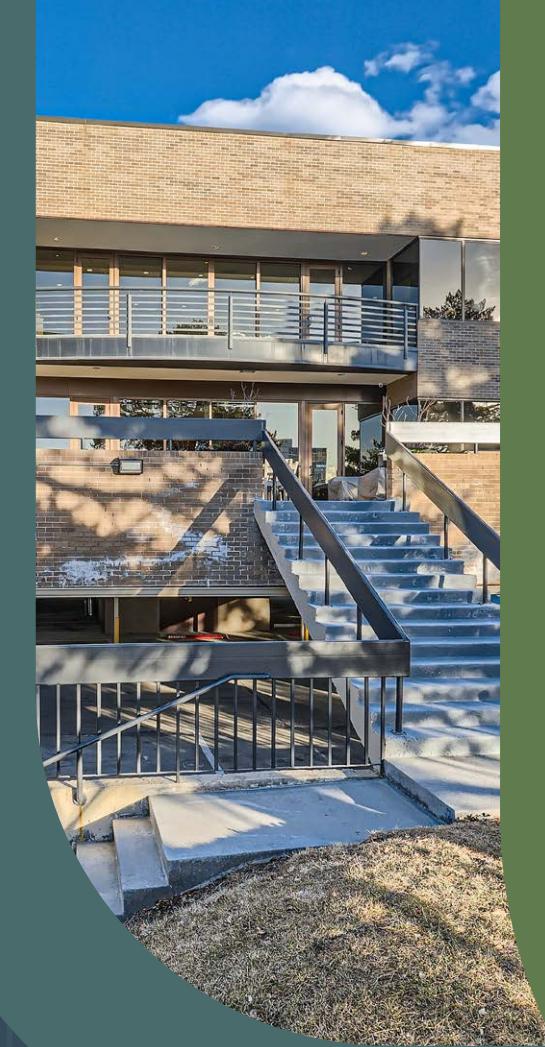
- Description of Purchaser's entity structure and capital source
- Details on Purchaser's debt (if any) & equity structure
- Description of Purchaser's due diligence process

Please submit one electronic copy of the offer to Chris Bodnar (chris.bodnar@cbre.com), Brannan Knott (brannan.knott@cbre.com) and Cole Reethof (cole.reethof@cbre.com).

INTERESTED PARTIES ARE REQUESTED TO DIRECT ALL COMMUNICATION REGARDING THE PROPERTY TO:

CHRIS BODNAR
1225 Seventeenth Street
Suite 3200
Denver, CO 80202
+1 720 635 2653
chris.bodnar@cbre.com

BRANNAN KNOTT
33 Arch Street
29th Floor
Boston, MA 02110
+1 443 983 6039
brannan.knott@cbre.com



COLE REETHOF
3550 Lenox Road NE
Suite 2300
Atlanta, GA 30326
+1 404 923 1259
cole.reethof@cbre.com

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