

TURN-KEY FREESTANDING MEDICAL CENTER

AVAILABLE

1300 N. Santa Fe Avenue | Pueblo, Colorado 81003



DEPAUL
Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860
Denver, CO 80246
(303) 333-9799
www.depaulrea.com

PAUL DECRESCENTIS
President | Broker
(303) 333-9799
Paul@DePaulREA.com

JAROD PATE
Broker | Advisor
(720) 881-2727
Jarod@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	1300 N. Santa Fe Avenue Pueblo, Colorado 81003
PROPERTY TYPE	Class "A" Freestanding Medical Center
PURCHASE PRICE	Please contact broker
LEASE RATE	Please contact broker
BUILDING SIZE	8,432 SF
LAND AREA	54,519 SF (1.252 AC)
YEAR OF CONSTRUCTION	2017
PARKING	46 Surface 5.46/1,000 SF
ZONING	B-4 (City of Pueblo)

TURN-KEY, STATE-OF-THE-ART FACILITY. The building is equipped with:

- ✓ (8) Patient Rooms
- ✓ (1) CT Scan Room
- ✓ CT Ready – *Built to spec for Siemens X-Ray Machine*
- ✓ Full Moderate Complexity Clinical Lab
- ✓ Pharmacy
- ✓ Cardiac Monitoring
- ✓ (2) Triage Bays
- ✓ (1) Negative Air Triage Room

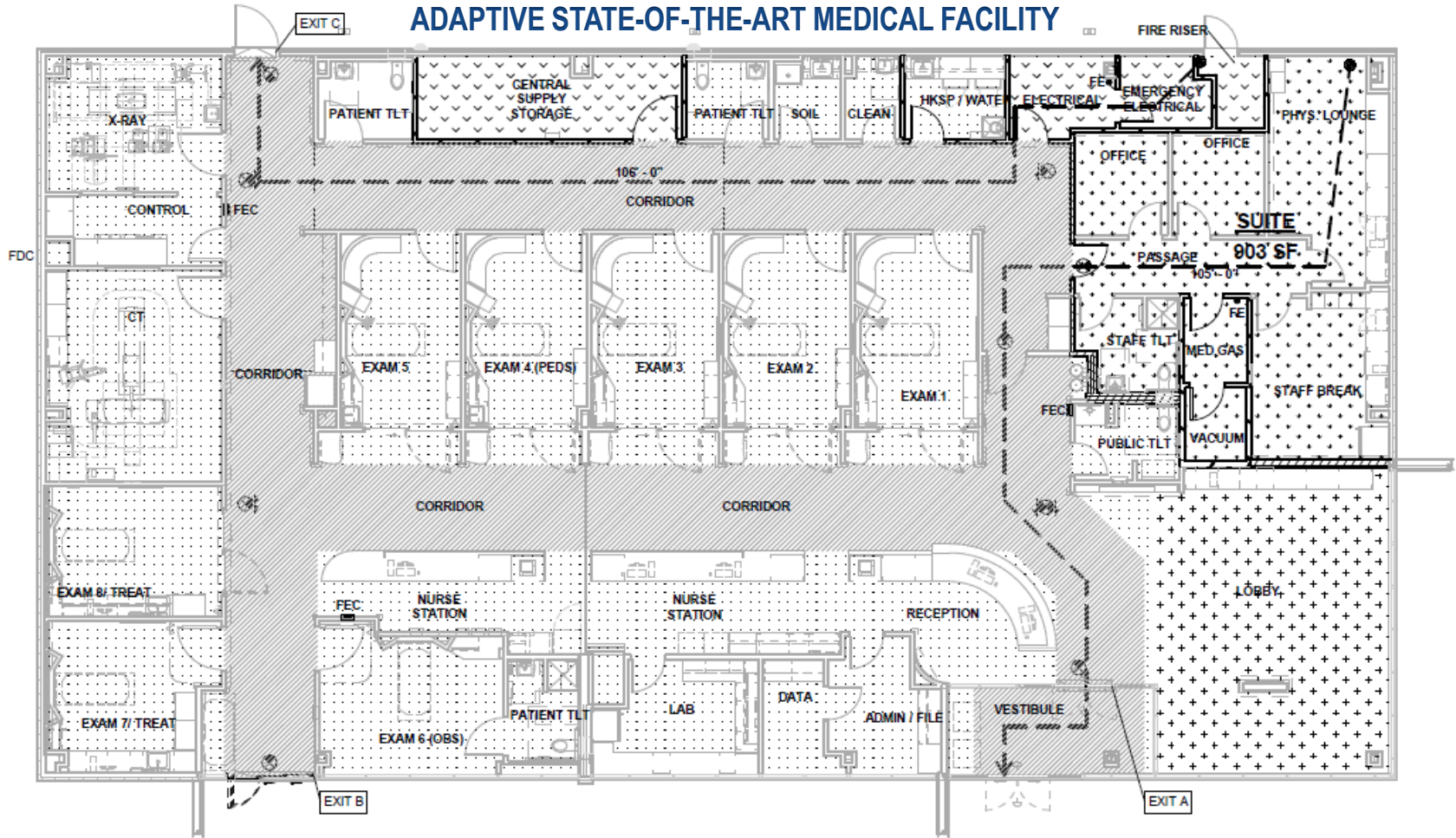
- NEW CONSTRUCTION DESIGNED BY RENOWNED HKS ARCHITECTS.** The building is complete with top-of-the-line material and finishes and cutting edge architecture, including:
- ✓ 80 mi TPO fully adhered roofing with 20-year warranty
 - ✓ 100% concrete parking lot
 - ✓ Perforated aluminum façade with integral LED lighting for nighttime illumination
 - ✓ Rough-ins completed for signage, security (including cameras), and access controls
 - ✓ 38 ton HVAC system including medical grade humidification and VAV flexibility
 - ✓ Medical gas, air, and vacuum systems
 - ✓ 600 amp electrical system
 - ✓ Natural gas fed emergency generator
 - ✓ On site stormwater detention systems
 - ✓ Nurse call system
 - ✓ LED cove lighting in most patient rooms customizable to any color scheme/pattern
 - ✓ Large quantity of skylights in the main area
 - ✓ Colorado bariatric standards treatment room and restroom
 - ✓ Lutron lighting control system
 - ✓ Fire sprinkler and fire alarm system
 - ✓ Lightning protection system
 - ✓ Hot/cold hose bib per infectious disease requirements
 - ✓ Generator enclosure
 - ✓ Trash enclosure

- UTILITIES.** Gas, electric, water and sanitary lines and utility connection fees are paid and completed.

PAUL DECRESCENTIS
President | Broker
(303) 333-9799
Paul@DePaulREA.com

JAROD PATE
Broker | Advisor
(720) 881-2727
Jarod@DePaulREA.com

PROPERTY OVERVIEW | FLOOR PLAN



PROPERTY OVERVIEW | MARKET AERIAL



PARKVIEW MEDICAL CENTER
 370 BEDS
 86,922 ANNUAL ER VISITS

ST. MARY-CORWIN MEDICAL CENTER
 408 BEDS
 43,900 ANNUAL ER VISITS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	9,747	70,934	112,672
#EMPLOYEES	20,181	45,341	59,852
#BUSINESSES	1,358	3,990	6,354



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

Pueblo Medical Center | 1300 N. Santa Fe Avenue Pueblo, Colorado 81003

or real estate which substantially meets the following requirements:

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following list of tasks: **Show** a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent, Buyer is a customer. When Broker is not the seller's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer


BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



Broker



Broker