

Longs Peak Health Center

Grow your practice alongside
UCHealth in Longmont, one of
Colorado's fastest-growing markets

OPENING IN 2026

uhealth hospital tenant





Expand or relocate your practice in a highly desirable market with high-growth outpatient volumes.

UCHealth has made a substantial commitment to the Longmont market, with its impressive population growth and increasing demand for outpatient services and procedures. The system is continuing that commitment by partnering with Remedy Medical Properties to develop a new 76,000 SF outpatient center directly adjacent to its Longs Peak Hospital campus.

The 3-story Longs Peak Health Center will combine a modern, patient-friendly design and strategic tenant mix with the latest medical technology and innovations available at the adjacent hospital and ambulatory surgery center.

Outpatient Volumes Projected 5-Year Growth, 2023-2028

Endocrinology	42.8%
Gastroenterology	27.2%
Pulmonology	22.7%
Hematology & Oncology	17.8%
Ophthalmology	17.8%
Orthopedics	16.6%
General Medicine	16.0%
Urology	15.7%
Cardiovascular	15.3%
General Surgery	14.7%
Neurology	14.0%
Otolaryngology	13.8%
Women's Health	7.8%
Obstetrics	4.3%

Source: Sg2 Analytics.



ATTRACTIVE SERVICE AREA

The outpatient center's service area boasts a large population of 350,000 with an affluent median household income of \$102,538 and a projected growth rate of 7.1% over the next five years (a much higher growth rate than most other parts of the state, including Denver and Boulder).



HIGH-GROWTH OUTPATIENT VOLUMES

Outpatient volumes for the planned service area are projected to grow by an impressive 17.5% on average over the next five years. In addition, the service area's senior cohort will grow the fastest, which indicates a valuable market where outpatient procedure volumes will also grow.



STRATEGIC LOCATION

The building will be located next to the UCHealth Longs Peak Hospital campus, which was established in 2017 and is currently undergoing expansion to keep up with the increasing demand for healthcare in Longmont and the surrounding communities of Berthoud, Dacono, Erie, Firestone, Frederic, Ft. Lupton, Mead, and Platteville.



UCHEALTH TENANCY & MARKET COMMITMENT

UCHealth has the largest share of the Longmont market and will continue its commitment to the growing area by expanding into the new outpatient center, with plans to occupy at least 15,000 square feet.



ADJACENT ASC

Conveniently located on the hospital campus, Longs Peak Surgery Center has three ORs and an endoscopy suite. The ASC is owned and operated by UCHealth in partnership with community physicians and is accredited by the Joint Commission.



ANCHOR-TENANT OPPORTUNITY

This is a prime location for surgical specialties such as orthopedics, gastroenterology, otolaryngology, and urology. A 25,000 SF anchor-tenant space has been designated for the right qualifying practice.

CONTACT US TODAY FOR MORE INFORMATION

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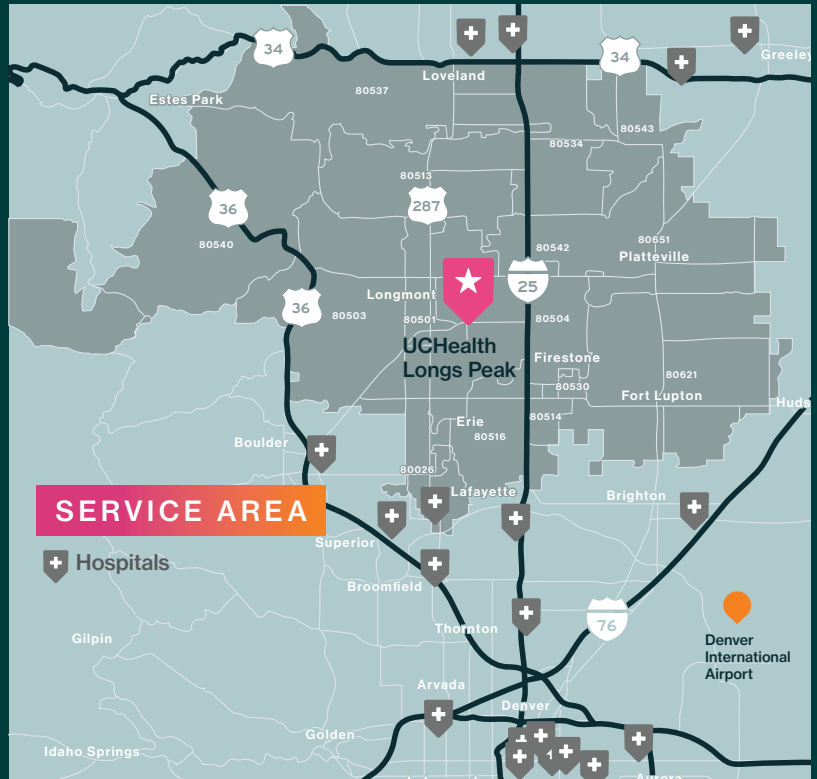
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Partner with Us from the Ground Up

At Remedy Medical Properties, we combine healthcare real estate *and* strategic planning expertise to help provider practices like yours improve market share, edge out the competition, and get the most out of every square foot — all with our low-cost capital.

Our team has developed over 7 million square feet for health systems and physician groups across the United States, with significant experience in Colorado. We know where the Colorado market's been and can help you get ahead of where it's going next. If it's time for your group to expand or relocate, contact Remedy to discuss leasing opportunities at Longs Peak Health Center.

Our healthcare advisory team has established a 20-minute drive-time radius for the building's service area, which pulls from Weld, Boulder, and Larimer counties.



76,000 SF

OUTPATIENT CENTER
ADJACENT TO HOSPITAL CAMPUS

20-Minute

DRIVE-TIME RADIUS
FOR BUILDING SERVICE AREA

350,000

SERVICE AREA
POPULATION

7.1%

POPULATION GROWTH
OVER THE NEXT 5 YEARS

17.5%

AVERAGE OUTPATIENT VOLUME
GROWTH OVER THE NEXT 5 YEARS

\$102,538

MEDIAN
HOUSEHOLD INCOME

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