

CHERRY CREEK

ASPEN PEAK

TIMBER RIDGE

HCA HEALTHONE AURORA

OUTPATIENT MEDICAL BUILDINGS
AVAILABLE FOR LEASE



PREMIER AURORA LOCATION ADJACENT
TO HCA HEALTHONE AURORA

1411, 1421 & 1444 S. POTOMAC STREET
AURORA, COLORADO

Healthpeak® | DOC
LISTED
NYSE



THE OPPORTUNITY



Three Class A outpatient medical buildings totaling 160,906 square feet located on the award winning HCA HealthONE Aurora Campus. The Aspen Peak and Cherry Creek buildings are directly connected to HCA HealthONE Aurora. Timber Ridge is immediately adjacent to the 346 bed hospital which was named one of the best hospitals in the country for 2020.

- + **THREE OUTPATIENT MEDICAL BUILDINGS TOTALING 160,906 SF OF MEDICAL SPACE**
- + **IMMEDIATE ACCESS TO HCA HEALTHONE AURORA FROM TWO OUTPATIENT MEDICAL BUILDINGS**
- + **VALET PARKING AS WELL AS COVERED DOCTOR/EMPLOYEE PARKING GARAGE**
- + **ESTABLISHED REFERRAL PATTERNS ON CAMPUS**



THE BUILDINGS

CHERRY CREEK



BUILDING SIZE – 54,235 SF
PARKING – 5.56:1,000

TIMBER RIDGE



BUILDING SIZE – 62,698 SF
PARKING – 4.45:1,000

ASPEN PEAK



BUILDING SIZE – 43,973 SF
PARKING – 6.82:1,000

- + Secure, covered access between two of the Outpatient Medical Buildings and the hospital.
- + Outpatient Medical Buildings open M-F 8am-6pm and Sat 8am-12pm. After hours HVAC available, inquire for costs.
- + Janitorial service for tenant suites and common areas provided M-F evenings and a Dayporter is on duty M-F 8am-5pm, to keep common area lobbies, corridors and restrooms clean.
- + On-site building maintenance M-F 7am-5pm/ Available for emergencies 24/7.
- + 24/7 security available for the Outpatient Medical Buildings.
- + Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications.
- + Online bill pay for rent statements available.
- + Food service and coffee shop at the hospital
- + Digital Directories throughout Medical Outpatient Buildings provide practice/physician names and campus maps for wayfinding purposes.

HCA HEALTHONE AURORA

OUTPATIENT MEDICAL BUILDINGS

CHERRY CREEK + TIMBER RIDGE + ASPEN PEAK



THE HOSPITAL

HCA HealthONE Aurora is a 346-bed acute care hospital located in Aurora, Colorado.

HCA HealthONE Aurora is the first community hospital in the Denver Metro area to receive two-time Magnet designation for nursing excellence by the American Nurses Credentialing Center (ANCC), is an acute care hospital with specialization in cardiovascular services, neurosciences, surgery, orthopedics and women's services.

The Main Campus facility is a Level II Trauma Center with Primary Stroke Certification and Chest Pain Center accreditation, serving the eastern metro area and I-70 corridor.

HCA HealthONE Aurora offers some of the most advanced heart care in the Rocky Mountain region. They are the only heart hospital in the Denver metro area to dedicate an entire tower of their hospital building to the care and recovery of their cardiology patients. Here, the specialists are engaged in research to improving heart diagnostics and treatments as well as preventing cardiovascular disease.



CAMPUS FEATURES

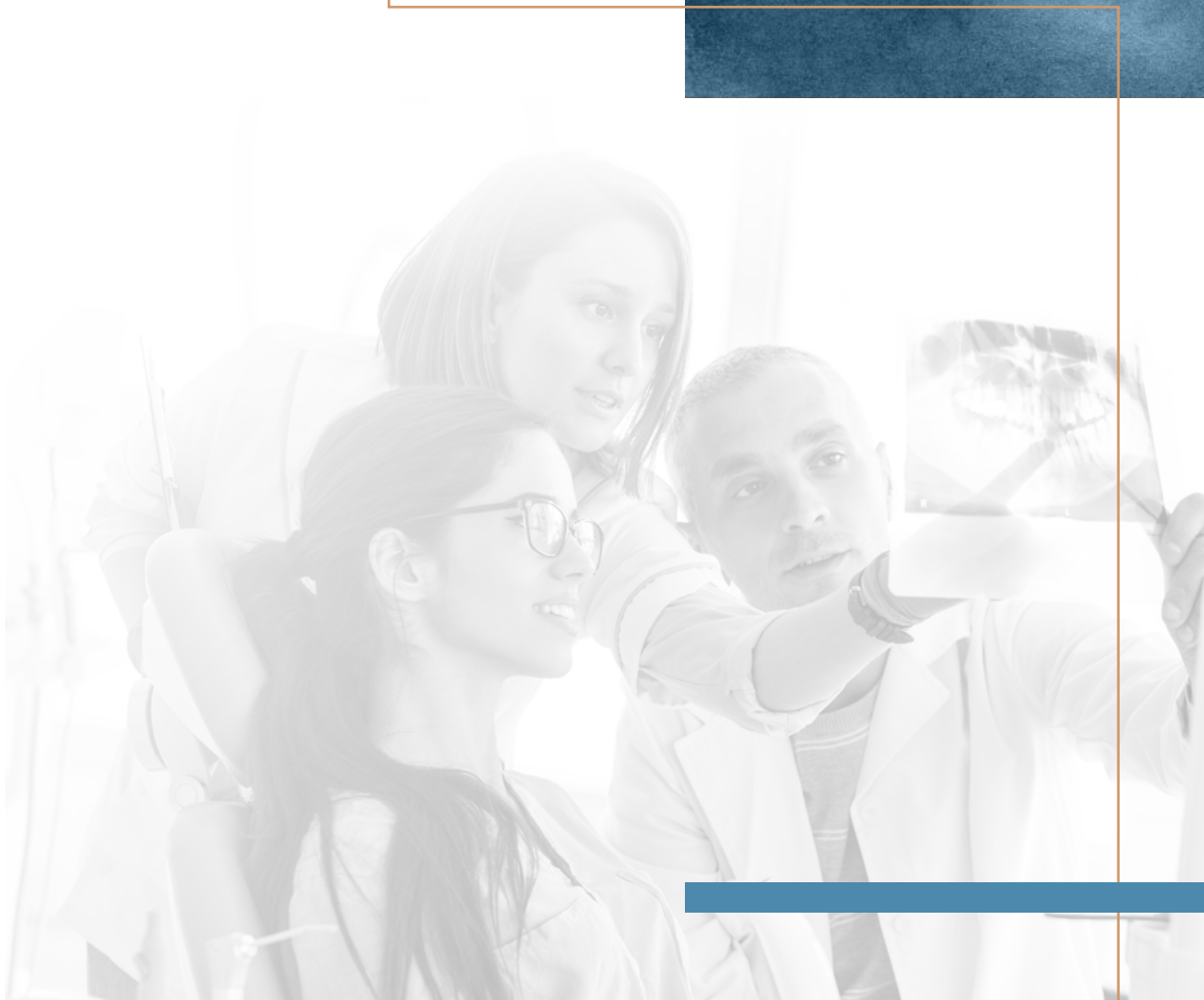
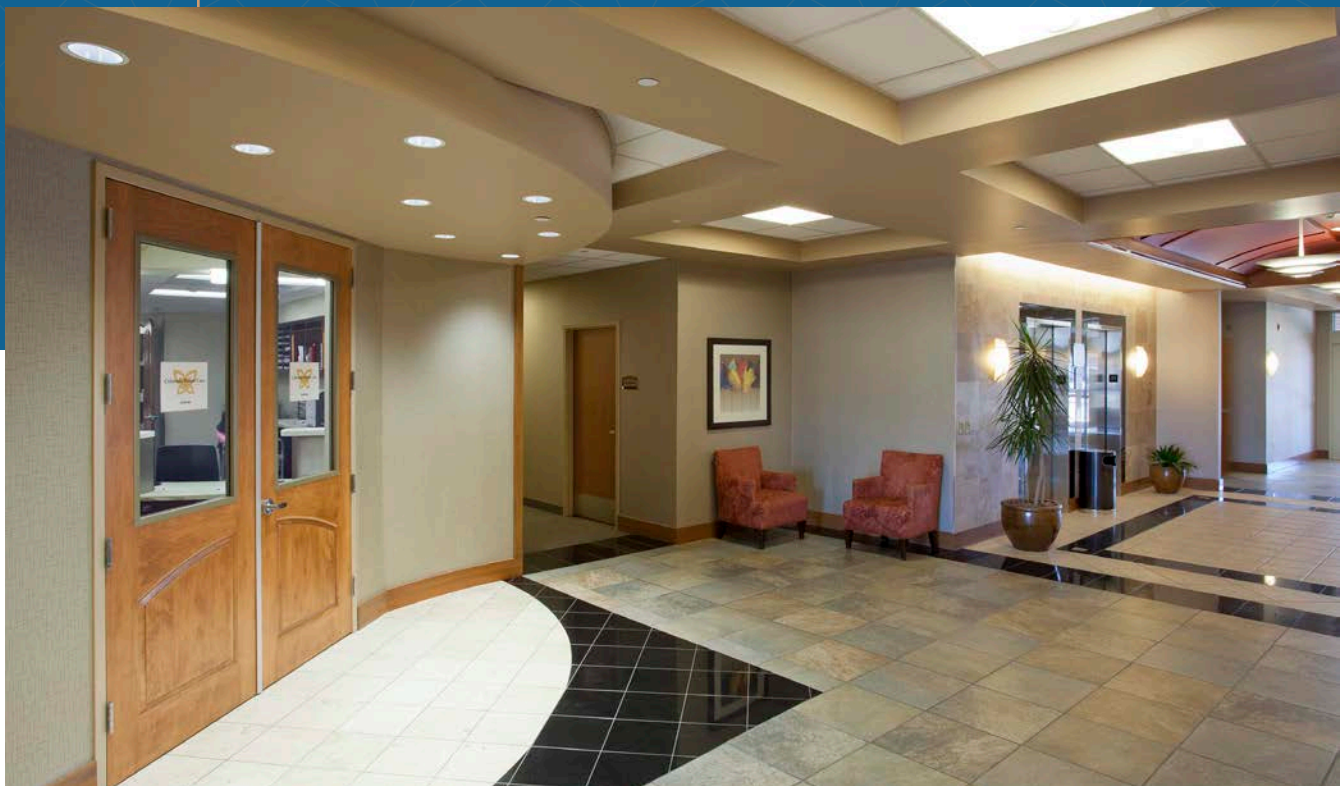
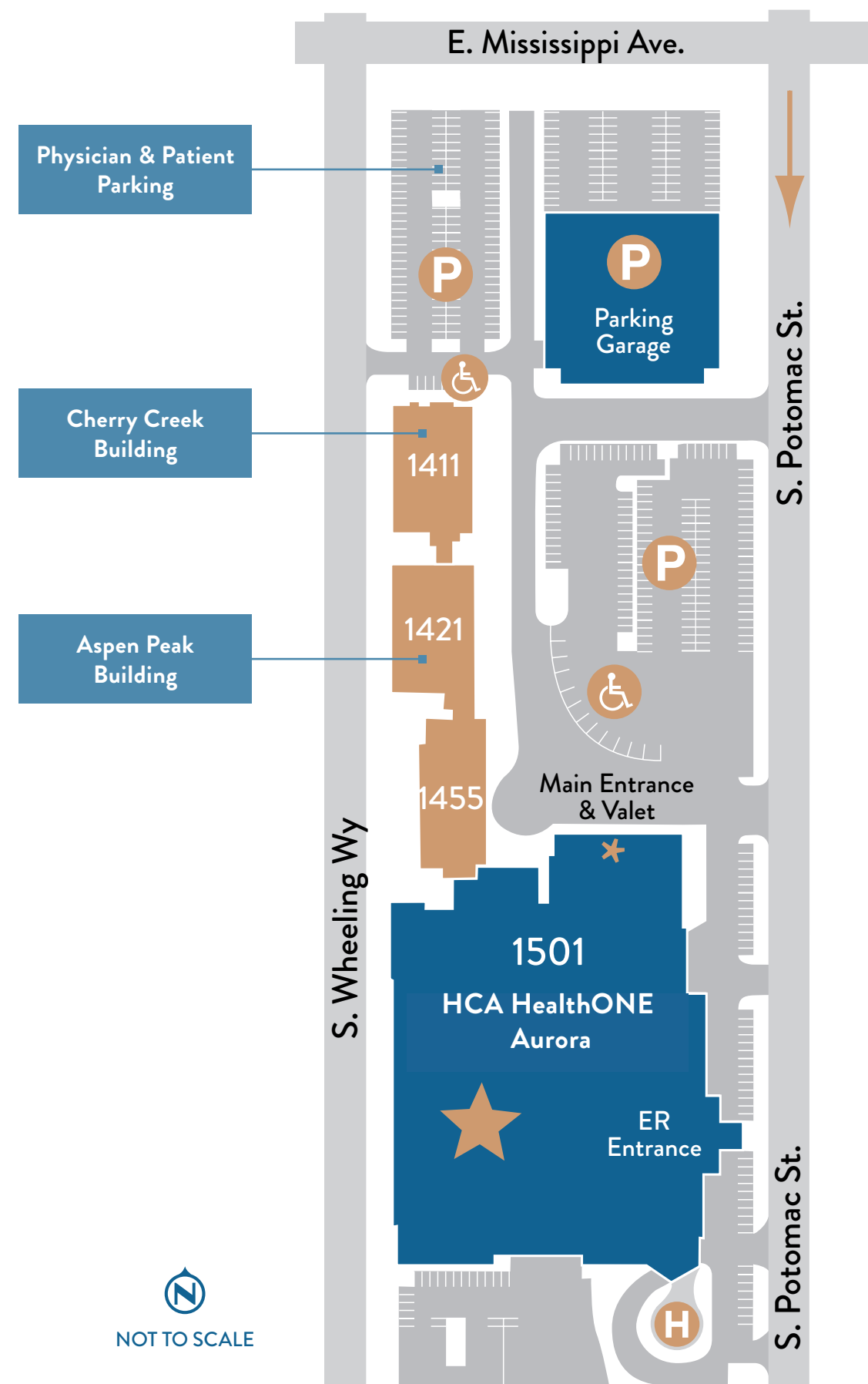
- + Valet Parking as well as Doctor/Employee covered parking
- + 346-bed destination hospital
- + Aspen Peak & Cherry Creek MOBs are attached to the hospital (direct access)
- + Established program partnered with the American Cancer Society
- + 24-Hour Emergency Care
- + Accredited Chest Pain Emergency Center
- + Level II Trauma Center
- + Helipad for AirLife
- + ICU/CCU
- + Spine Center of Innovation
- + Cardiac Catheterization Lab
- + Colorado Breast Care
- + On-site imaging services
- + Outpatient Cardiac and Pulmonary Testing

PARKING

- + Parking is complimentary throughout campus for patients and staff
- + Newly constructed parking garage is available to patients, physicians and staff
- + Dedicated patient and physician surface parking available throughout the campus



SITE PLAN



LOCATION



CHERRY CREEK

ASPEN PEAK

TIMBER RIDGE

HCA HEALTHONE AURORA

OUTPATIENT MEDICAL BUILDINGS



FOR MORE INFORMATION,
PLEASE CONTACT

LEASING

STEPHANI GASKINS
+1 720 528 6346
STEPHANI.GASKINS@CBRE.COM

ANNA SCHORNSTEIN
+1 303 583 2099
ANNA.SCHORNSTEIN@CBRE.COM

 [HCA HealthONE AURORA WEBSITE](#)

1411, 1421 & 1444 S. POTOMAC STREET
AURORA, COLORADO

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Healthpeak® | DOC LISTED NYSE

 **HCA**
HealthONE

CBRE