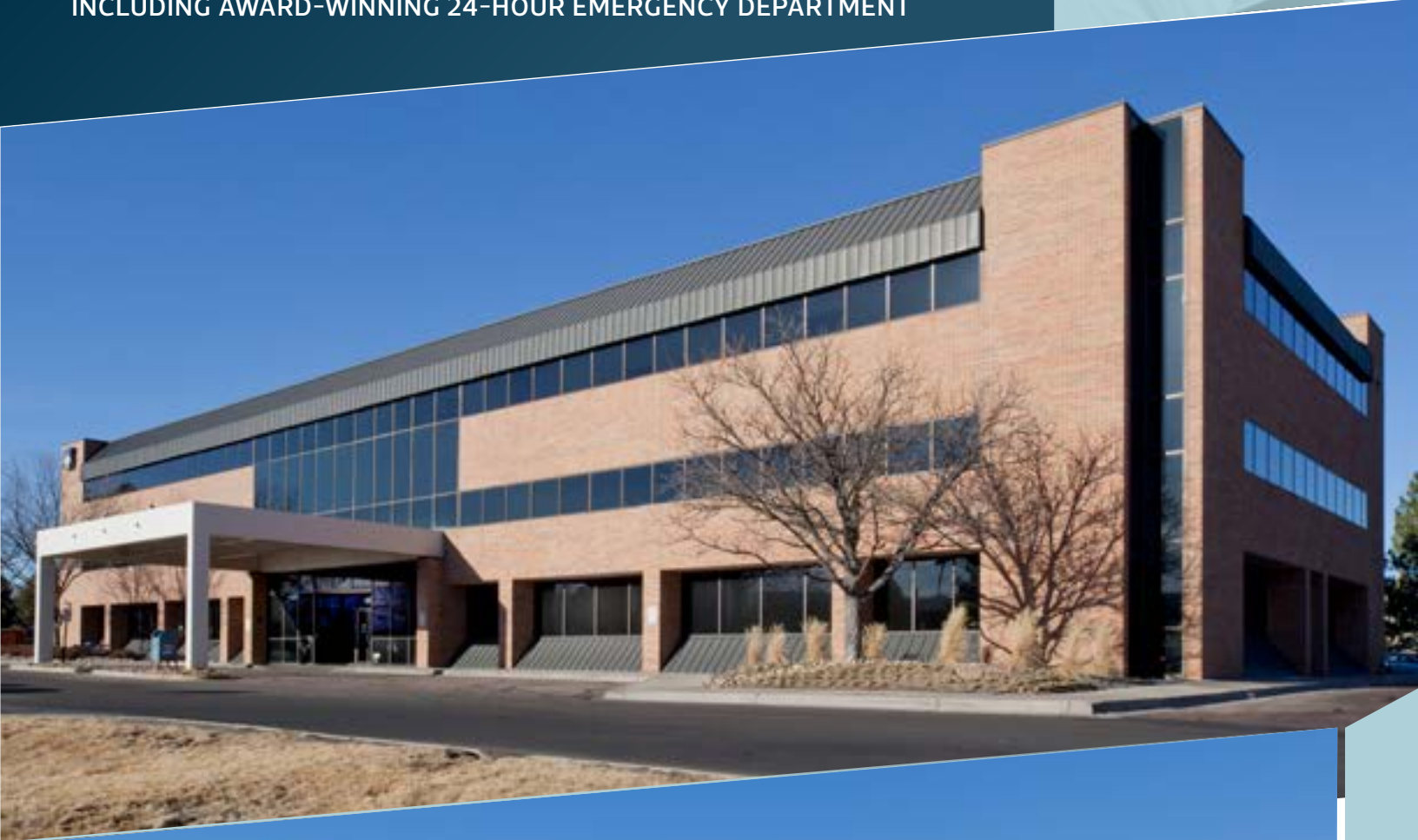


SWEDISH SOUTHWEST CAMPUS

6169 & 6179 SOUTH BALSAM WAY, LITTLETON, CO

FULL RANGE OF HEALTHCARE SERVICES AVAILABLE ON SITE,
INCLUDING AWARD-WINNING 24-HOUR EMERGENCY DEPARTMENT



CBRE



Healthpeak
PROPERTIES



THE OPPORTUNITY

The Swedish Southwest Campus consists of two medical office buildings totaling 74,923 square feet located in Littleton, CO. Included on the campus is the award-winning, full-service 24-hour Swedish Medical Center Southwest Emergency Department.

- TWO MEDICAL OFFICE BUILDINGS TOTALING 74,923 SF OF MEDICAL OFFICE SPACE
- IMMEDIATE ACCESS TO SWEDISH SOUTHWEST EMERGENCY DEPARTMENT
- AFFILIATED WITH PRESTIGIOUS SWEDISH MEDICAL CENTER IN NEARBY ENGLEWOOD, CO
- ESTABLISHED REFERRAL PATTERNS ON CAMPUS

THE BUILDINGS

- Two medical office buildings totaling 74,923 SF
 - 6169 S. Balsam: 38,703 SF
 - 6179 S. Balsam: 36,220 SF
- Parking ratio: 4:1,000
- On-site state-of-the-art diagnostics imaging center, pharmacy, labs and numerous physician specialists
- Adjacent to the Swedish Southwest Emergency Department
- MOBs 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
- Building Maintenance onsite M-F 8am-5pm and available for emergencies 24/7
- After hours security sweeps for the MOB
- Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications
- Online bill pay for rent statements available
- Digital Directory provides practice/physician names
- Abundance of restaurants, shopping and hotels nearby, including Starbucks next door



SWEDISH SOUTHWEST CAMPUS

THE HOSPITAL

The Denver Swedish Southwest Medical Buildings are adjacent to the Swedish Southwest ER, located just South of Bowles Ave and Wadsworth Street in Littleton, CO. The Swedish hospital system has been a part of the South Denver community for over 100 years. Swedish Medical Center Southwest ER (SWER) is an award-winning, full-service 24-hour emergency department and offers patients access to a full range of services on-site as well as Swedish-satellite administrative offices. Southwest ER was the first free-standing emergency department in the Denver area, servicing the southwest Jefferson county area.

SWEDISH SOUTHWEST EMERGENCY DEPARTMENT AMENITIES

- 18 PRIVATE PATIENT ROOMS
 - DIAGNOSTIC IMAGING
 - LABORATORY HEALTH ANALYSIS
 - 16-SLICE CT SCANNER, DEDICATED X-RAY AND ULTRASOUND SUITE
 - LOW-RISK CARDIAC PROGRAM FOR CHEST PAIN
- 



DEMOGRAPHICS

The Swedish Healthpark Southwest service area is made up of a large, rapidly growing and affluent patient base.

- The service area is growing at a rate of 2.91% over the next five years
- This patient base has a median household income of \$70,825.81 and an affluence score of 121.05
- 93.14% of the total population has access to medical care through government or private programs, with 79.83% commercially insured, 10.29% Medicare covered and 3.02% Medicaid covered
- The fastest growing age segment is 65 years or older, and currently 9.00% of the total population in Thornton falls in this age range (senior)



SITE PLAN





LOCATION



THE TEAM

LEASING TEAM



**DANN
BURKE**

Dann Burke specializes in healthcare-related real estate transactions and medical office properties within the Denver Metropolitan and Front Range areas. Mr. Burke understands the unique needs of the healthcare industry. His extensive eighteen-year background in healthcare-specific development, design and construction, leasing and sales services provides him with the skills to analyze, structure, and negotiate complex transactions on behalf of owners, developers, landlords and tenants.



**STEPHANI
GASKINS**

Stephani Gaskins specializes in Healthcare Real Estate Brokerage focusing on the successful execution of client assignments throughout Denver and the Front Range. Ms. Gaskins began her career in healthcare commercial real estate in 2008 at a real estate development, property management and construction firm. Throughout her career she has been focused on healthcare real estate and has gained extensive experience in healthcare specific leasing.



**ANNA
HEISERMAN**

Anna Heiserman specializes in healthcare real estate advisory services within the Denver Metropolitan area and greater Front Range. Ms. Heiserman began her commercial real estate brokerage career in 2015 at a boutique firm with a focus on healthcare properties. Throughout her career she has represented a broad client base of landlords, physicians, and developers, allowing her to leverage her vast knowledge of medical real estate to accommodate the specific needs of her clients.

PROPERTY MANAGEMENT



**MADDEE
SELL**

Maddee is currently a Senior Real Estate Manager with CBRE and has been with the company since 2016. Maddee's experience in commercial real estate includes Medical and Class A office buildings. She currently oversees property management and facilities for Healthpeak's portfolio of medical office buildings in the Denver Metro Area. She focuses on the day to day operations of 16 medical office buildings, and acts as a liaison between landlord, hospital entities and tenants to ensure all parties objectives are met. She received Real Estate Manager of the Year during her first year as a manager. Her leadership skills combined with versatile customer service experience allows her to thrive in providing world class service.



**CARL
HOLMES**

Carl Holmes has been a Chief Engineer with CBRE supervising the HCP Medical Portfolio in the Denver market since 2014. Carl is responsible for the care and operation of sixteen medical office buildings encompassing 1.2 million square feet, on four hospital campuses, which includes the direct supervision of seven full time staff.

SWEDISH SOUTHWEST CAMPUS

6169 & 6179 SOUTH BALSAM WAY, LITTLETON, CO

FOR MORE
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CBRE



Healthpeak
PROPERTIES



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