



NOW OPEN

LIMITED SPACE REMAINING

INTERMOUNTAIN HEALTH LUTHERAN MEDICAL OFFICE BUILDING

12905 W. 40th Ave. | Wheat Ridge, CO

Intermountain Health partnered with NexCore Group to develop a class A, 5-story, 138,000 square foot medical office building on the new 28-acre Lutheran campus. The campus, including the hospital was relocated about 3.5 miles from the old campus on West 38th Ave to the new and vibrant Clear Creek Development - home to retail, dining, fitness and more! The Lutheran Medical Office Building connects to the new hospital via a pedestrian bridge on floor two.

STRATEGIC LOCATION IN WHEAT RIDGE, CO

Located at the SW quadrants of Hwy 58 and I-70 in Wheat Ridge, the site offers excellent visibility and access to fast-growing communities.

UNIQUE OPPORTUNITY TO CAPTURE PATIENT SHARE

The Lutheran MOB is the premier and only MOB to reside on the 100-acre planned mixed use development. The primary service area for this site is home to more than 141,000 patients.

ONE-STOP MEDICAL DESTINATION

Patients will appreciate the convenience and providers will reap the benefits of increased referral opportunities.

CLASS A, 28-ACRE MEDICAL CAMPUS

Planned building services include Intermountain Health cardiovascular, maternal-fetal medicine, orthopedic trauma, podiatry, a weight loss center, a breast cancer center, neurology, neurosurgery, cardiac rehabilitation, orthotics and prosthetics, a sleep lab, a joint-venture ambulatory surgery center as well as a laboratory.



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