



St. Anthony

MEDICAL PLAZA 1

11750 West 2nd Place
Lakewood, Colorado 80228



St. Anthony

MEDICAL PLAZA 2

11700 West 2nd Place
Lakewood, Colorado 80228



St. Anthony

MEDICAL PLAZA 3

255 South Routt Street
Lakewood, Colorado 80228

SPEC SUITE AVAILABLE!

**MEDICAL OFFICE SPACE
FOR LEASE**



St. Anthony

MEDICAL PLAZA 1&2

MEDICAL OFFICE SPACE FOR LEASE

Designed with both the
physician and patient in mind



ST. ANTHONY MEDICAL PLAZA 1



BUILDING SIZE

90,579 SF

FLOORPLATE

23,000 SF

ST. ANTHONY MEDICAL PLAZA 2



BUILDING SIZE

96,093

FLOORPLATE

25,000 SF



St. Anthony

MEDICAL PLAZA 3

MEDICAL OFFICE SPACE FOR LEASE



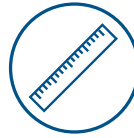
Healthcare Realty is a publicly-traded Real Estate Investment Trust (REIT) that focuses on owning, managing, acquiring and developing outpatient medical facilities throughout the United States. As the first REIT to specialize in medical office buildings, Healthcare Realty has built a well-regarded medical real estate portfolio affiliated with market-leading healthcare systems.

The office environment is an integral part of the patient experience; it can positively influence how patients feel about the care they receive and even streamline the care process itself. Healthcare Realty assists physicians in offering reassurance and healing to their patients.

Medical office buildings, with more frequent visitors than typical office buildings, require substantial upkeep. Healthcare Realty is committed to providing clean environments that are easy to navigate, as well as friendly greetings from our on-campus staff. Healthcare Realty also own and operate St. Anthony Medical Plazas 1, 2 and 3.

Become part of the premier healthcare campus in an ideal Denver Metro location

St. Anthony Hospital is a state-of-the-art, Level I Trauma Center in Lakewood, Colorado. The hospital includes 224 licensed beds comprised of 76 ICU rooms, 130 medical/surgical and 18 inpatient rehabilitation rooms. In addition, St. Anthony features 42 emergency department rooms and 10 surgical suites. St. Anthony Hospital founded and operates Flight for Life Colorado, the nation's first civilian hospital-based emergency medical transport program. St. Anthony Hospital is adjacent to The Denver Federal Center, which is home to over 6,000 federal employees, making it the largest concentration of federal agencies outside of Washington, D.C.



BUILDING SIZE

99,957 SF

AVAILABLE SIZE

First Floor: 4,112 to 8,109 RSF

Second Floor: 3,406 RSF

Fourth Floor: 4,199 RSF

FLOORS

4

FLOORPLATES

1st and 2nd Floor: 27,000 RSF

3rd and 4th Floor: 25,000 RSF

CEILING HEIGHT

Varies by location but 9 foot plus is typical



LEASE RATES

St. Anthony Medical Plaza 1 & 2: \$28.00 NNN

St. Anthony Medical Plaza 3: \$26.00 NNN

LEASE TERMS

Five years or flexible

OPERATING EXPENSES

St. Anthony Medical Plaza 1: \$13.55

St. Anthony Medical Plaza 2: \$14.07

St. Anthony Medical Plaza 3: \$10.77

TENANT IMPROVEMENT ALLOWANCE

Generous



On-campus property management



Fiber connectivity provided by CenturyLink



Bicycle storage



St. Anthony

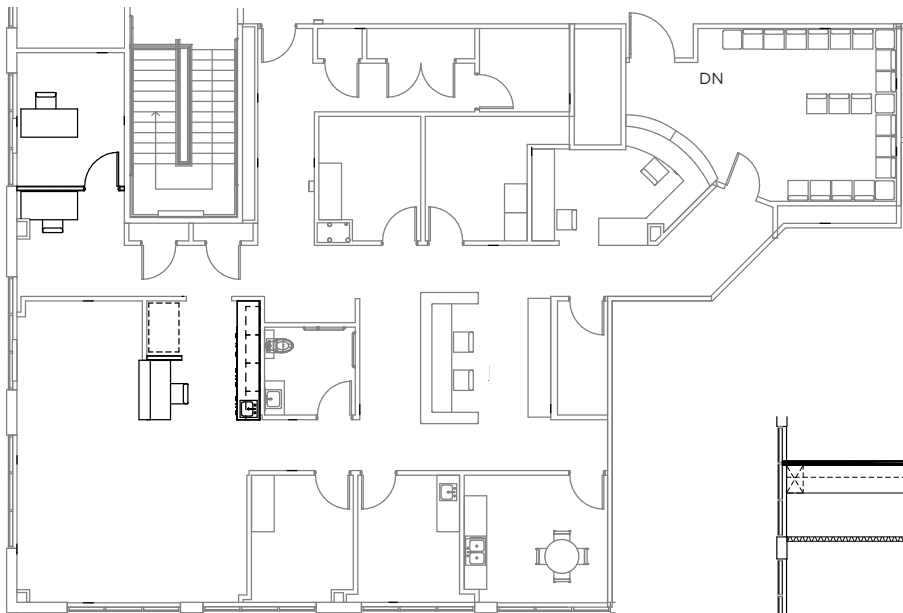
MEDICAL PLAZA 1&2

MEDICAL OFFICE SPACE FOR LEASE



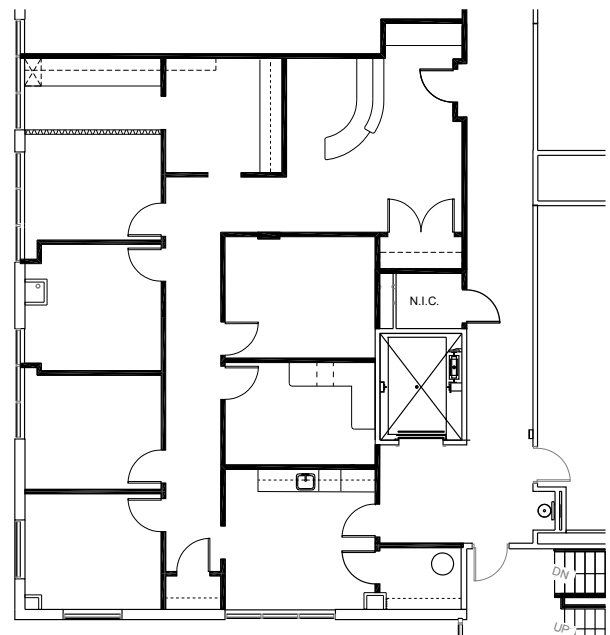
AVAILABILITIES

Building	Floor	Suite	RSF Available	Lease Rate	Comments
Medical Plaza 1	2	Suite 205	1,435	\$28.00 NNN	Build-to-Suit
Medical Plaza 1	2	Suite 210	2,032	\$28.00 NNN	Build-to-Suit
Medical Plaza 2	4	Suite 405	2,044	\$28.00 NNN	Available
Medical Plaza 2	4	Suite 445	3,362	\$28.00 NNN	Available
Medical Plaza 3	1	Suite 150	9,074	\$26.00 NNN	Available
Medical Plaza 3	4	Suite 420	4,199	\$26.00 NNN	Build-to-Suit



St. Anthony Medical Plaza 2
Suite 445: 3,362 RSF

St. Anthony Medical Plaza 2
Suite 405: 2,044 RSF



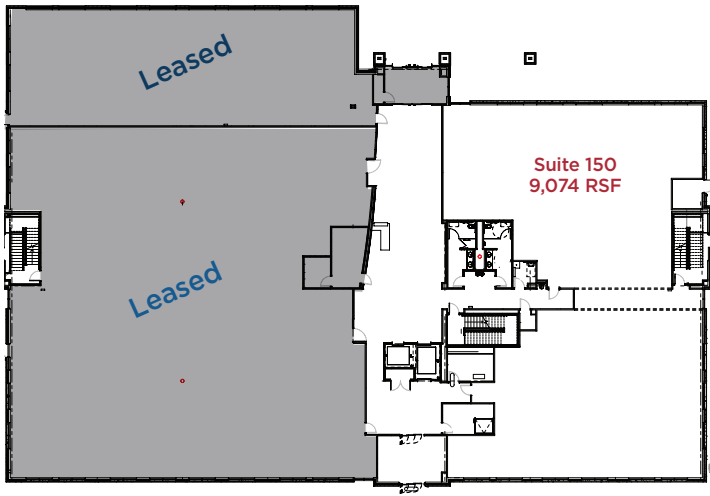
St. Anthony

MEDICAL PLAZA 3

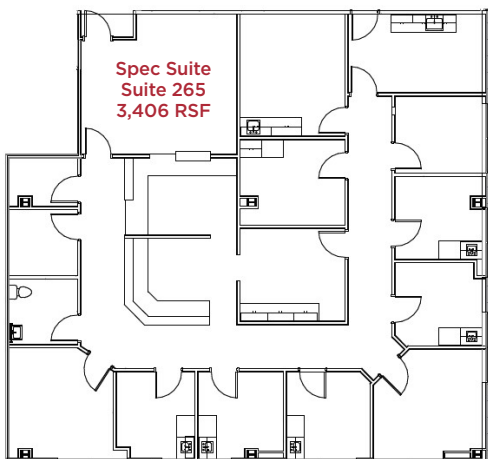
MEDICAL OFFICE SPACE FOR LEASE

St. Anthony Medical Plaza 3 is a four-story **Class A** medical office building located on the St. Anthony Medical Campus in Lakewood, Colorado. This location has **outstanding access** by car or public transportation (light rail).

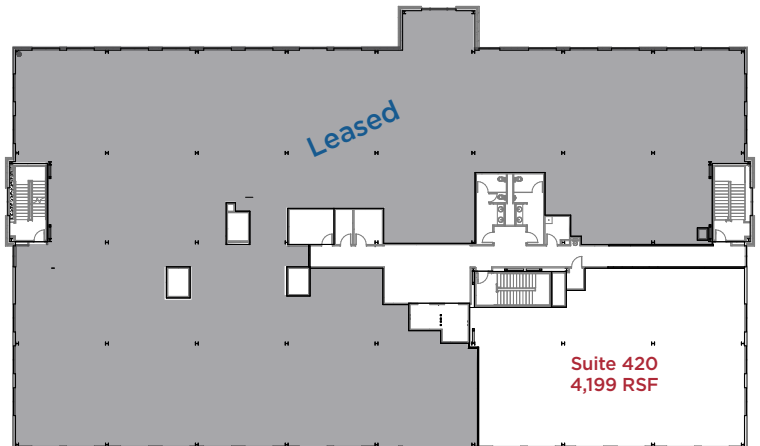
First Floor



Second Floor



Fourth Floor



Surface and structured parking throughout the St. Anthony Medical Campus provides for a **±4 spaces per 1,000 square feet** parking ratio



Short walk to St. Anthony Hospital and RTD Federal Center Light Rail Station Park-n-Ride



On-campus cafeteria and **21 restaurants** within a ten-minute walk



Quick and convenient access to 6th Avenue, I-70, Alameda Avenue and Union Boulevard



Excellent western and city views in addition to a **rooftop patio** with Downtown Denver views



Valet and garage parking available

St. Anthony

MEDICAL PLAZA 1, 2 & 3
MEDICAL OFFICE SPACE FOR LEASE



RESTAURANTS

240 Union Restaurant
Hana Matsuri Sushi
WestRail Tap & Grill
La Cave Wine Bar & Boutique
Chad's Grill
Old Chicago Pizza and Taproom
Jason's Deli
Jose' O'Shea's
Wahoo's Fish Taco
Wendy's
Tuk Tuk Thai Grill
El Jimador
Potbelly Sandwich Shop
Rubio's
Smashburger
Lone Star Steakhouse
Simm's Steakhouse
Jimmy John's
Starbucks
Chipotle

HOTELS

Homewood Suites by Hilton
Home2 Suites by Hilton
Sheraton Denver West

BANKS

First Bank
Great Western Bank
Westerra Credit Union
TCF Bank

RETAIL SERVICES

King Soopers
Rite Aid
UPS Store
24 Hour Fitness

**12 Minutes to
Downtown Denver**

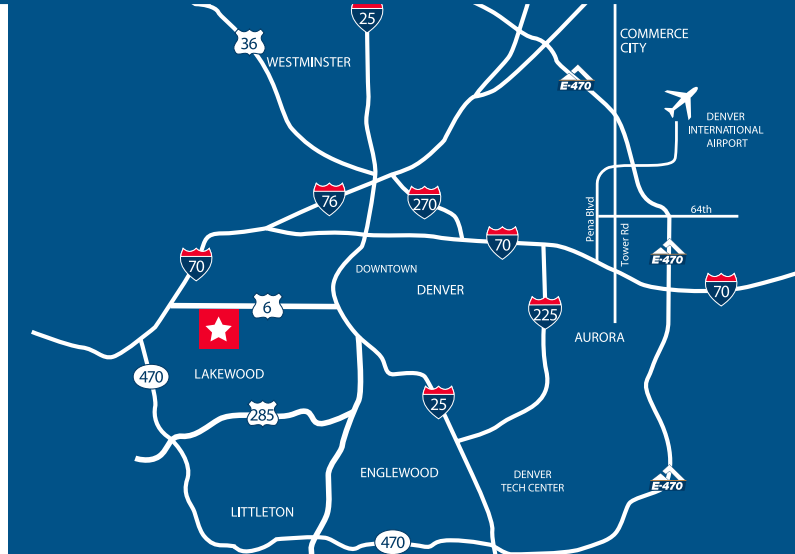
5 Miles to I-70



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,608	96,726	248,561
Households	7,529	42,183	102,500
Average HH Income	\$61,038	\$75,035	\$67,499
Population Growth	4.45%	3.22%	3.66%

Source: CoStar, 2020



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