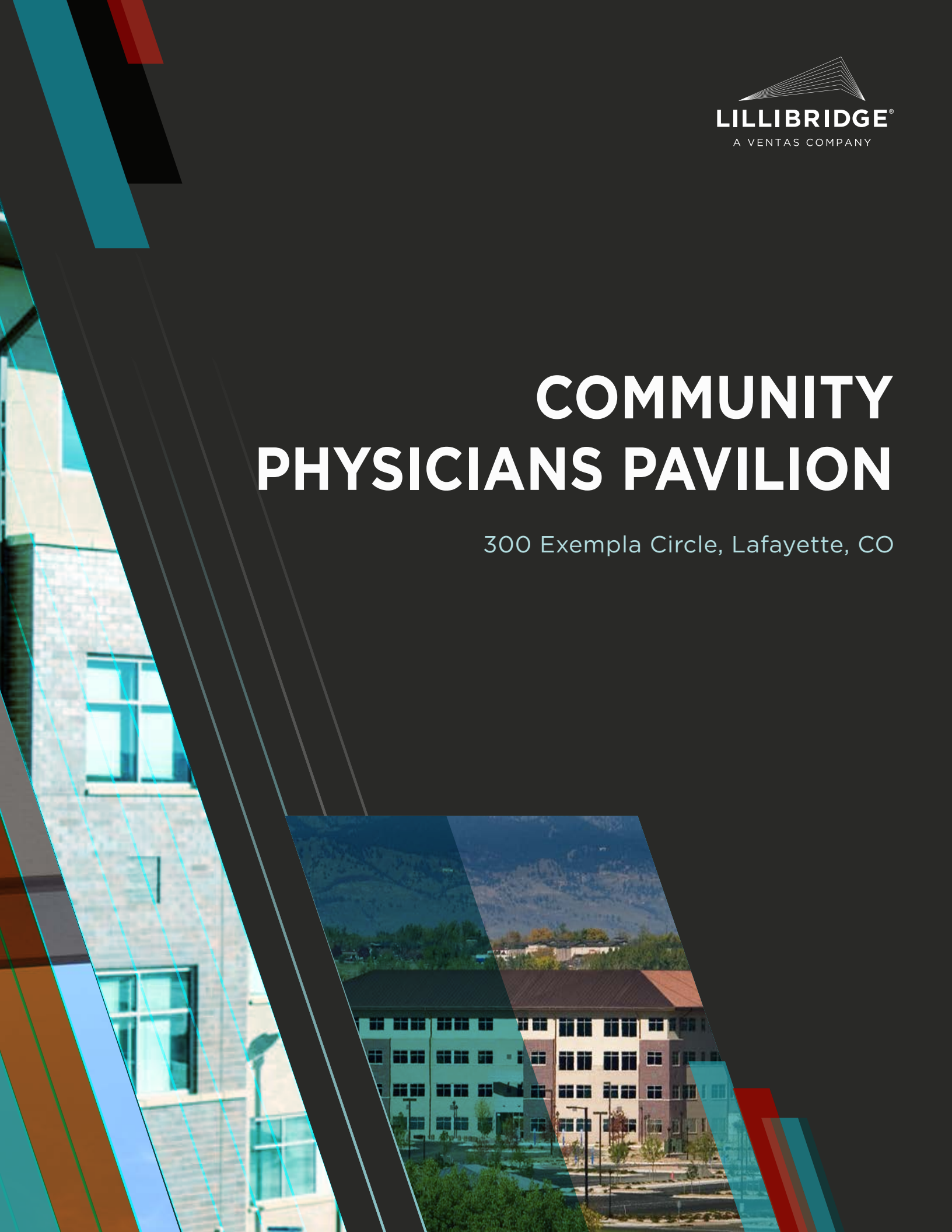


COMMUNITY PHYSICIANS PAVILION

300 Exempla Circle, Lafayette, CO



Creating Exceptional

The Community Physicians Pavilion, a state-of-the-art medical office building (MOB) located at 300 Exempla Circle in Lafayette, Colorado, provides exceptional healthcare services to the Greater Denver community. Situated off Highway 287 on the campus of Good Samaritan Medical Center, the Pavilion stands out with a strong network of medical professionals, an affiliation with Intermountain Healthcare, and seamless access to comprehensive care.

The four-story, Class A MOB boasts 67,933 SF of office space with a typical floor size of 16,983 SF and 13-foot unfinished ceiling heights. The Pavilion also features 284 surface parking spaces, including exclusive physician-only parking.

On-site management staff, 24/7 on-call maintenance, and signage opportunities are available to further elevate your place of care.



COMMUNITY PHYSICIANS PAVILION

Location Map



Aerial Map







Community Physicians Pavilion

300 Exempla Circle, Lafayette, CO

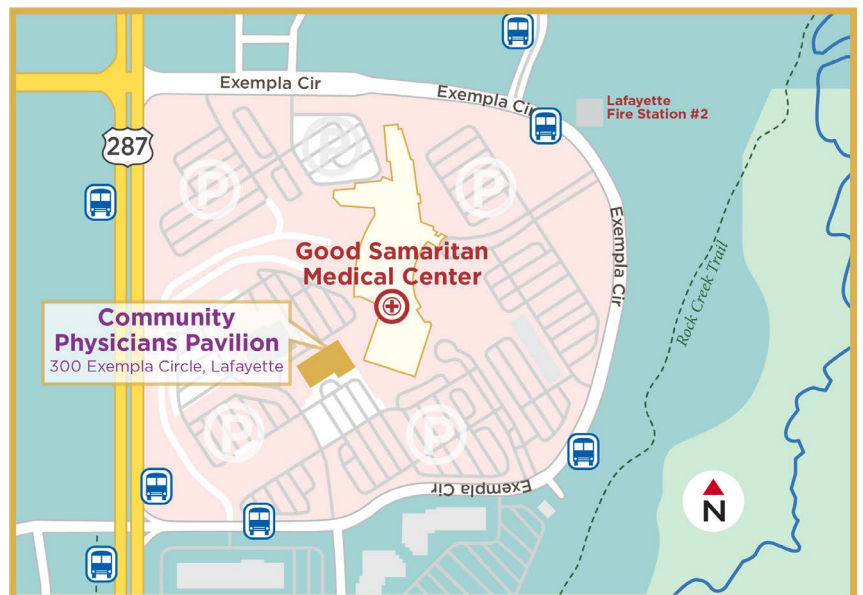
The Community Physicians Pavilion is conveniently located at 300 Exempla Circle in Lafayette, Colorado, on the campus of Good Samaritan Medical Center. The Pavilion is well-served by nearby amenities, such as retail and dining options at Lafayette Marketplace and the historic downtown Lafayette area.

The building's proximity to major transit routes US Highway 287, Northwest Parkway, and Interstate 25 provide convenience to patients and practitioners, especially those seeking a balance between urban and suburban environments.



TRANSPORTATION		
 INTERSTATE		
I-25	12 min drive	7.0 mi
US 287	2 min drive	0.3 mi
 PUBLIC TRANSPORTATION		
Bus Route LD1 and LD3	4 min walk	.2 mi
 NEARBY HOSPITALS		
Centura St. Anthony North Hospital	12 min drive	6.2 mi
Children's Hospital Colorado North	12 min drive	7.6 mi
North Suburban Medical Center	19 min drive	13.8 mi
 DOWNTOWN MUSEUMS, LANDMARKS, RESTAURANTS, PARKS & SHOPPING		
Downtown Denver	29 min drive	19.2 mi

Campus Map



DEMOGRAPHICS

COMMUNITY PHYSICIANS PAVILION



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	5,172	169,161
2027 Total Population	5,616	182,183
Population Growth 2022-2027	8.58%	7.70%
Average Age	38.10	39.30
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	1,887	65,171
2027 Total Households	2,050	70,350
Growth 2022-2027	8.64%	7.95%
Average Household Size	2.80	2.50
Median Home Value	\$570,781	\$531,858
Median Year Built	1997	1996

AVAILABLE SPACE

67,933 SF BUILDING

- 4-story, Class A medical office building
- On-campus at Good Samaritan Medical Center
- Affiliated with Intermountain Healthcare
- Signage opportunities available
- 284 surface parking spaces
- On-site management staff
- 24/7 on-call maintenance
- Competitive lease package
- Available spaces:
 - Suite 130 (9,888 SF)
 - Suite 270 (2,267 SF)
 - Suite 470 (7,690 SF)
- Located near Highway 287, Northwest Parkway, and Interstate 25



For Leasing Information

Contact Regional Leasing Director
Jack Schuber at (720) 357-1719
jack.schuber@lillibridge.com

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

350+

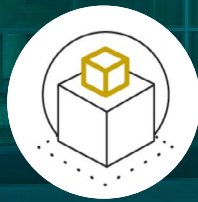
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE



WE MANAGE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,200 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION



TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S

ESG ACHIEVEMENTS



ENERGY STAR AWARD 2021
PARTNER OF THE YEAR



IREM CERTIFIED SUSTAINABLE PROPERTY

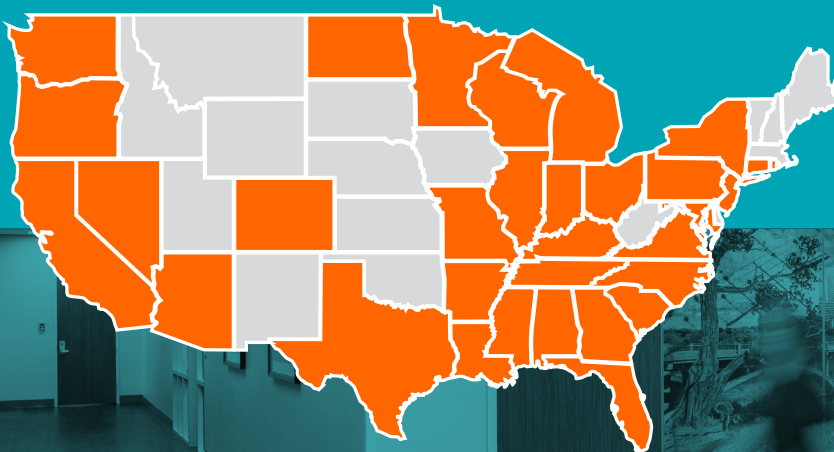


2021 TOP ENERGY STAR CERTIFIED OWNER/OPERATOR OF MEDICAL OFFICE BUILDINGS

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



COMMUNITY PHYSICIANS PAVILION

Regional Leasing Director:

JACK SCHUBER

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