



LINCOLN MEDICAL CENTER

11960 LIONESS WAY | PARKER, CO

MEDICAL OFFICE SPACE FOR LEASE

SUITES AVAILABLE FROM \pm 1,598 SF TO \pm 7,240 SF



Dedicated Owner of Best in Class Medical Office

NYSE: HTA



GRAND LOBBY



FEATURES:

- » up to 7.2k SF of space available
- » 115,000 SF, Class A Medical Office Building
- » Located in strong medical corridor and adjacent to Centura Health Meridian Neighborhood Health Center
- » Located near Sky Ridge Medical Center, a 252-bed acute care HOSPITAL and Parker Adventist Hospital
- » Adjacent to Lincoln Meadows Senior Living (208 rooms)
- » Close proximity to I-25
- » Generous Tenant Improvement Allowance
- » Numerous referral opportunities
- » Strong tenant mix includes orthopedics, physical therapy, ophthalmology, urology, pediatrics, imaging, OB/GYN, surgery center and additional complementary practices
- » On-Site Surgery Center and Imaging Center
- » 4.3:1,000 Parking Ratio



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The building is owned, professionally managed and leased by Healthcare Trust of America, experts in the management and leasing of medical office properties nationwide.

Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings ("MOBs") in the United States, based on gross leasable area ("GLA"). We provide the real estate infrastructure for the integrated delivery of healthcare services in highly desirable locations. Our investments are targeted in 20 to 25 key markets that we believe have superior healthcare demographics that support strong, long-term demand for medical office space. We have achieved, and continue to achieve, critical mass within these key markets by expanding our presence through accretive acquisitions, and utilizing our in-house operating expertise through our regionally located property management and leasing platform. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that we believe have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website at www.htareit.com.

Property Leased by:
Healthcare Management of America, Inc.
Regional Office
206 W. County Line Road, Ste. 300
Highlands Ranch, CO 80129

For more information, please contact:

720.773.3699
leasing@htareit.com

