

ASPEN

CONIFER

EVERGREEN

PINNACLE @
RIDEGATE

SKY RIDGE

CLASS A OUTPATIENT MEDICAL BUILDINGS
AVAILABLE FOR LEASE



PROVIDING THE DENVER COMMUNITY
WORLD-CLASS MEDICAL CARE

10099, 10103 & 10107 RIDEGATE PARKWAY
10535 PARK MEADOWS BOULEVARD
LONE TREE, COLORADO

Healthpeak® | DOC
1000
NYSE

 **HCA**
HealthONE

CBRE

THE OPPORTUNITY



Four Class A Outpatient Medical Buildings totaling 420,918 square feet located on the prestigious HCA HealthONE Sky Ridge Medical Campus in Lone Tree, CO. The Aspen, Conifer and Evergreen buildings are directly connected to HCA HealthONE Sky Ridge. Pinnacle at Ridgeway is immediately adjacent to the 284 bed hospital which includes Level 2 Trauma & Cancer Center, Pediatrics ED and Women's Hospital.

- + **FOUR OUTPATIENT MEDICAL BUILDINGS TOTALING 420,918 SF OF MEDICAL SPACE**
- + **IMMEDIATE ACCESS TO HCA HEALTHONE SKY RIDGE MEDICAL CENTER FROM THREE OUTPATIENT MEDICAL BUILDINGS**
- + **COVERED DOCTOR/EMPLOYEE PARKING GARAGE**
- + **ESTABLISHED REFERRAL PATTERNS ON CAMPUS**



THE BUILDINGS

ASPEN



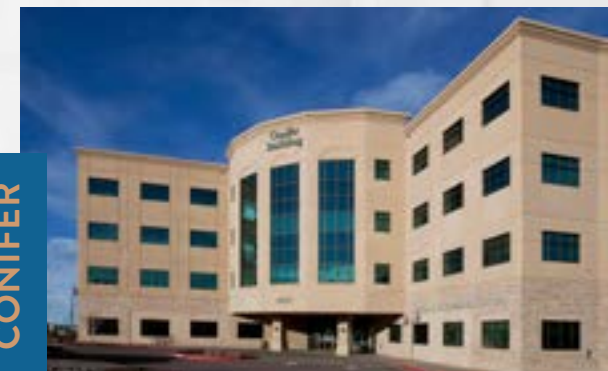
BUILDING SIZE – 118,336 SF
PARKING – 4:1,000

BUILDING SIZE – 117,781 SF
PARKING – 4:1,000

EVERGREEN



CONIFER



BUILDING SIZE – 104,623 SF
PARKING – 4:1,000

BUILDING SIZE – 80,178 SF
PARKING – 4.25:1,000

PINNACLE @ RIDGEWAY



- + Secure, covered access between three of the Outpatient Medical Buildings and the hospital.
- + Outpatient Medical Buildings 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.
- + On-site building maintenance M-F 7am-5pm/ Available for emergencies 24/7.
- + 24/7 security available for the Outpatient Medical Buildings.
- + Electronic Tenant Portal available to Tenants includes online maintenance service request capability and receive building email notifications.
- + Online bill pay for rent statements available.
- + Two food service facilities on campus; the main cafeteria and Starbucks, both located on the Garden level of the main hospital.
- + Digital Directories throughout Outpatient Medical Buildings provide practice/physician names and campus maps for wayfinding purposes.

SKY RIDGE

OUTPATIENT MEDICAL BUILDINGS

ASPEN + CONIFER + EVERGREEN + PINNACLE @ RIDGEGATE



THE HOSPITAL

Since its opening in 2003, HCA HealthONE Sky Ridge has grown to become a 284-bed destination hospital with a reputation for clinical excellence and world-class service. HCA HealthONE Sky Ridge offers compassionate care through patient-centered programs such as a comprehensive Cancer Center, adult and pediatric ERs, an award-winning Birthplace and a state-of-the-art Spine and Total Joint Center.

HCA HealthONE Sky Ridge offers the latest in medical technology in a soothing, healing environment. Combine that with world-class services and the area's top healthcare professionals and you'll understand why HCA HealthONE Sky Ridge in Lone Tree, Colorado has become a model of care for the rest of the country.



CAMPUS FEATURES

- + New 1,000-car parking structure
- + 284-bed destination hospital
- + Comprehensive Spine and Total Joint Center with 11 operating suites and private entrance
- + Seven new operating rooms
- + Obstetrical services and Level III Nursery
- + Sky Ride Cancer Center, which includes radiation, chemotherapy and inpatient services
- + Cardiac services including two interventional Cath Labs and Cardiopulmonary Center of Excellence
- + Rocky Mountain Hospital for Children, including Pediatric Unit, Pediatric Surgery, 24/7 Pediatric Emergency Department and pediatric specialty suite
- + Helipad for AirLife
- + ICU/CCU
- + Full-range surgical suites
- + Sports Medicine and Rehabilitation Center
- + On-site imaging services
- + Bariatric Surgery Center of Excellence
- + Ambulatory Surgery Center
- + Wound Care Center
- + Largest Birth Center in Colorado
- + Expanded Neurosciences program

PARKING

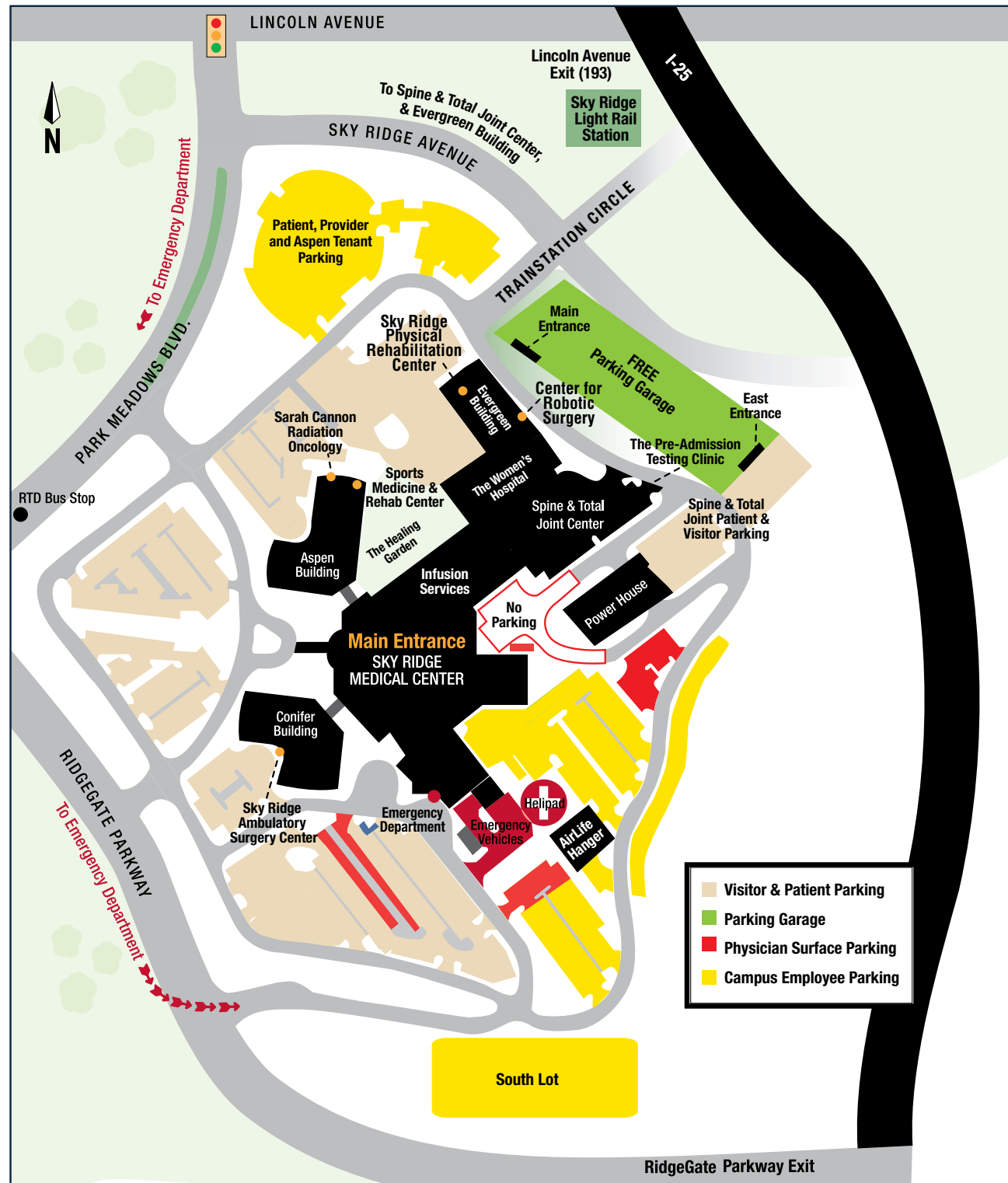
- + Parking is complimentary throughout campus for patients and staff
- + Newly constructed parking garage is available to patients, physicians and staff
- + Dedicated patient and physician surface parking available throughout the campus
- + Complimentary valet parking for patients at Aspen and Conifer Outpatient Medical Buildings M-F 7:30am-5:00pm



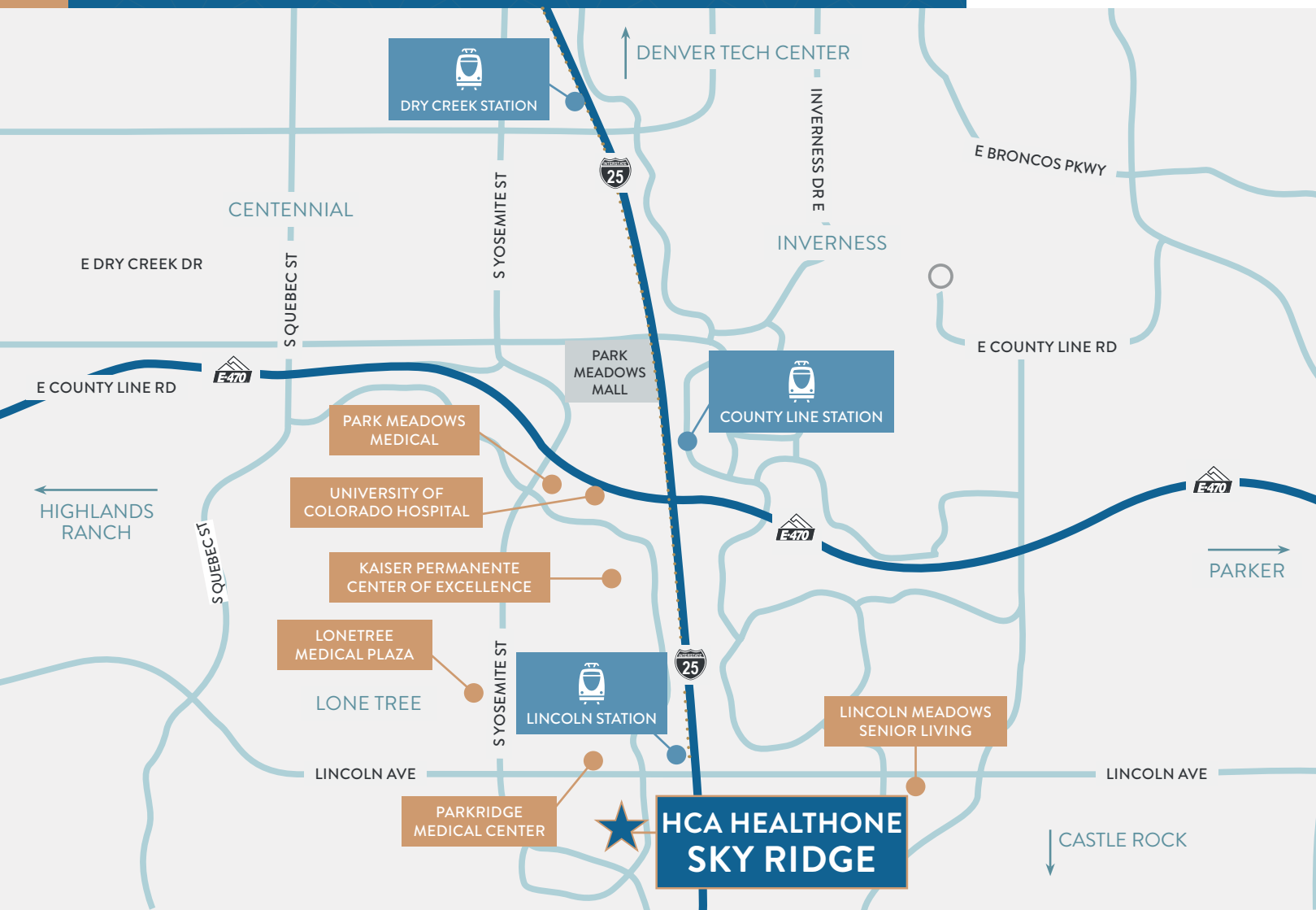
SITE PLAN

HCA HealthONE Sky Ridge
 10101 RidgeGate Parkway
 Lone Tree, CO 80124
 720-225-1000

Aspen Building
 10103 RidgeGate Parkway
Conifer Building
 10099 RidgeGate Parkway
Evergreen Building
 10107 RidgeGate Parkway



LOCATION



THE TEAM

LEASING TEAM



Dann Burke

Dann Burke specializes in healthcare-related real estate transactions and medical properties within the Denver Metropolitan and Front Range areas. Mr. Burke understands the unique needs of the healthcare industry. His extensive 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 Schornstein

Anna Schornstein specializes in healthcare real estate advisory services within the Denver Metropolitan area and greater Front Range. Ms. Schornstein 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



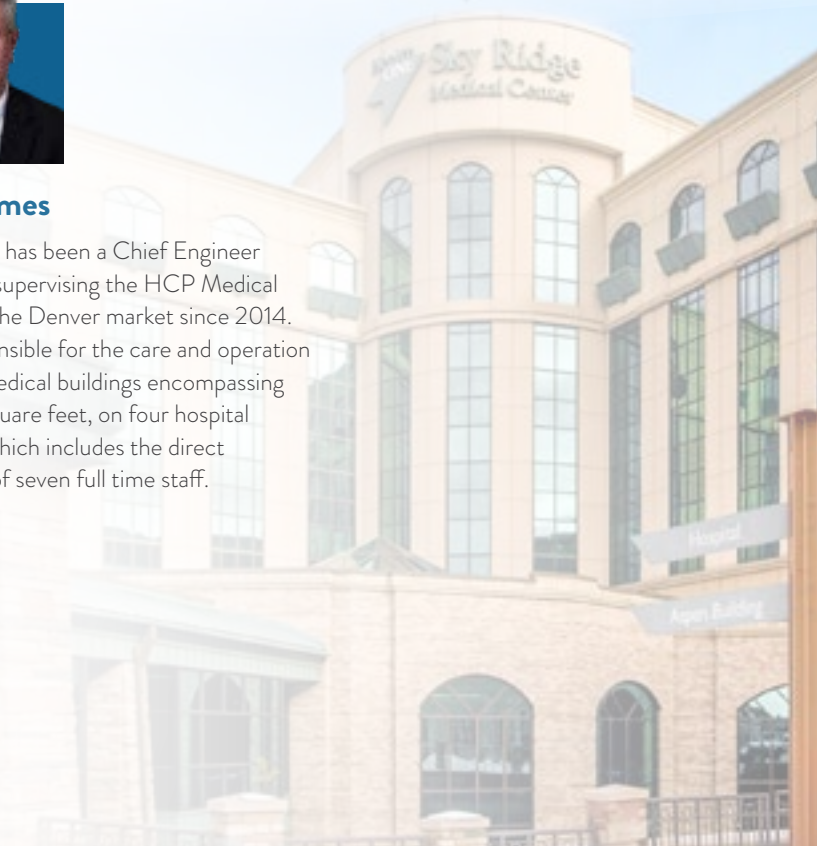
Maddee Wilson

Maddee is currently the Market Leader for Outpatient Medical at Healthpeak Properties. 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 buildings in the Denver Metro Area. She focuses on the day to day operations of 16 medical 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 buildings encompassing 1.2 million square feet, on four hospital campuses, which includes the direct supervision of seven full time staff.



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SKY RIDGE

OUTPATIENT MEDICAL BUILDINGS



VISIT OUR WEBSITE: [HTTP://PROPERTIES.CBRE.US/SKY-RIDGE](http://properties.cbre.us/sky-ridge)

FOR MORE INFORMATION,
PLEASE CONTACT

LEASING

DANN BURKE
+1 720 528 6362
DANN.BURKE@CBRE.COM

STEPHANI GASKINS
+1 720 528 6346
STEPHANI.GASKINS@CBRE.COM

ANNA SCHORNSTEIN
+1 303 583 2099
ANNA.SCHORNSTEIN@CBRE.COM

10099, 10103 & 10107 RIDGEGATE PARKWAY
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