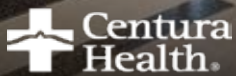


# PARKER ADVENTIST

ALPINE BUILDING

• 9397 CROWN CREST BOULEVARD, PARKER, CO 80138

MEDICAL OFFICE SPACE *for LEASE*



# THE OPPORTUNITY

One Class A medical office building totaling 83,604 square feet located on the world class Parker Adventist Hospital campus in Parker, CO. The building is directly connected to the 170-bed hospital which includes a Level II Trauma Center, a Birthplace with a NICU specialized in caring for high-risk newborns and performs complex spine and brain surgery along with weight-loss and joint-replacement surgery.

- + ONE MEDICAL OFFICE BUILDING TOTALING 83,604 SF OF MEDICAL OFFICE SPACE
- + IMMEDIATE ACCESS TO PARKER ADVENTIST HOSPITAL
- + COMPLIMENTARY PARKING SURROUNDING THE HOSPITAL AND DEDICATED PHYSICIAN PARKING
- + ESTABLISHED REFERRAL PATTERNS ON CAMPUS





## THE BUILDING

- + Building Size: 83,604 SF
- + Parking 3:1,000
- + Secure, covered access between the MOBs and the hospital.
- + MOBs 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.
- + Building Maintenance available M-F 7am-5pm / Available for emergencies 24/7.
- + 24/7 security available for the MOBs.
- + 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 Peakview Café and Barista are located on the Garden level of the main hospital
- + Digital Directories throughout MOB provide practice/physician names and campus maps for wayfinding purposes.

# THE HOSPITAL

Parker Adventist Hospital, located at E-470 and Parker Road, offers leading medical experts, cutting edge technology and a broad array of clinical services. Ranked amongst the top hospitals in the nation for patient satisfaction, Parker Hospital performs complex spine and brain surgery along with weight-loss and joint-replacement surgery. Parker Hospital also has a Level II Trauma Center and a BirthPlace with a NICU specialized in caring for high-risk newborns. It's welcoming atmosphere, patient-centered holistic care and community commitment have represented the hospital's foundation from the beginning. Parker Adventist Hospital is affiliated with Centura Health, the region's health care leader.





## CAMPUS FEATURES

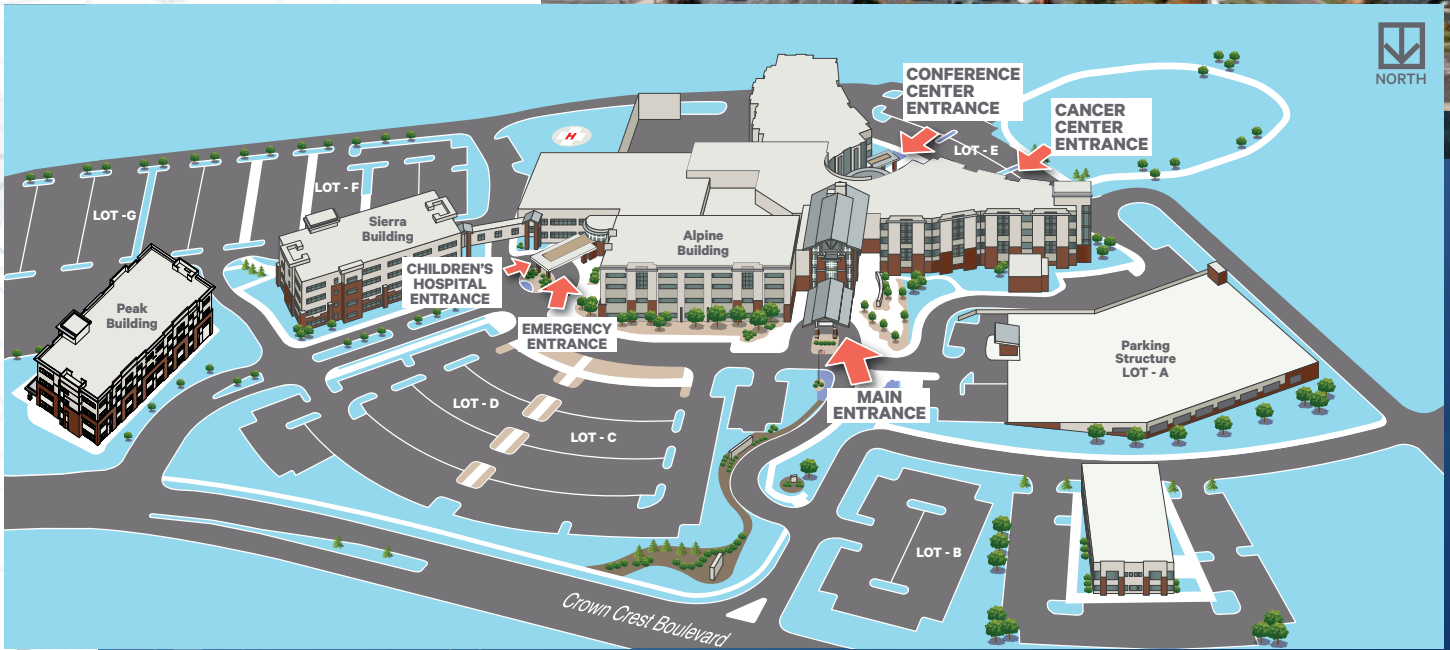
- + 170-bed hospital
- + Adjacent to Parker Adventist Hospital
- + Physician network of over 974 physicians
- + On-site pharmacy and lab services
- + Complimentary valet parking
- + Energy Star rated building
- + Level II trauma center with expanded Emergency Department
- + New Orthopedic & Spine care unit in South tower
- + The Birthplace offering private birthing suites and advanced NICU
- + Nationally recognized Bariatric Surgery and Weight-Loss Surgery
- + Parker Cancer Center providing range of therapies
- + Breast Care Center offering comprehensive breast cancer program and superior 3D Mammography
- + Award winning Heart and Vascular Program and Primary Stroke Center
- + High quality Orthopedics Services and Joint Replacement Program
- + State-of-the-art Neurodiagnostics and Spine Care

## PARKING

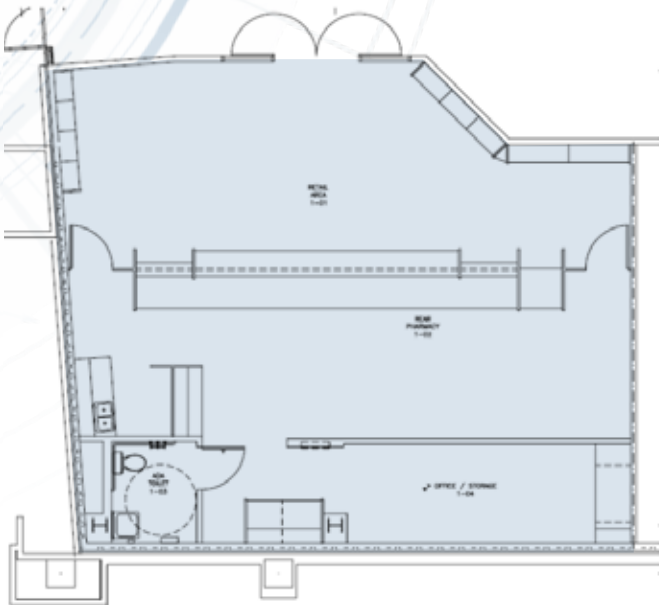
- + Parking is complimentary throughout campus for patients and staff
- + Dedicated patient and physician surface parking available throughout campus
- + Complimentary valet parking for patients at the building/main hospital entrance M-F 8am-5pm.



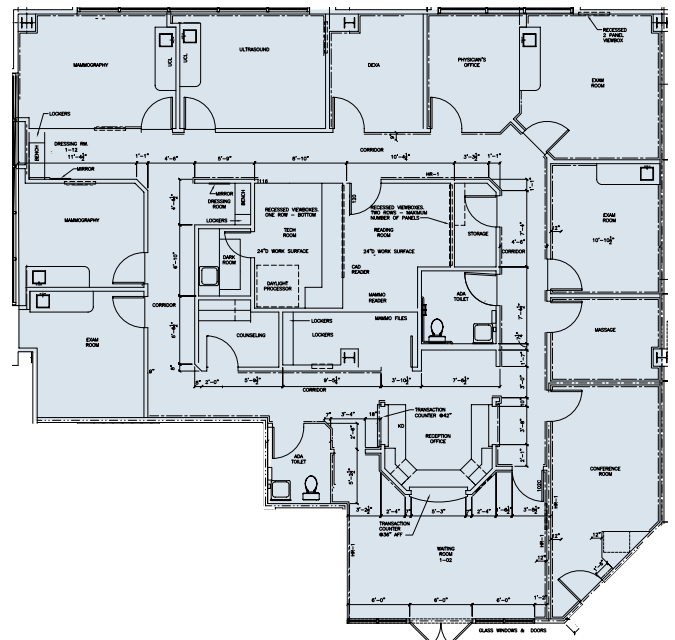
# SITE PLAN



# FLOOR PLANS

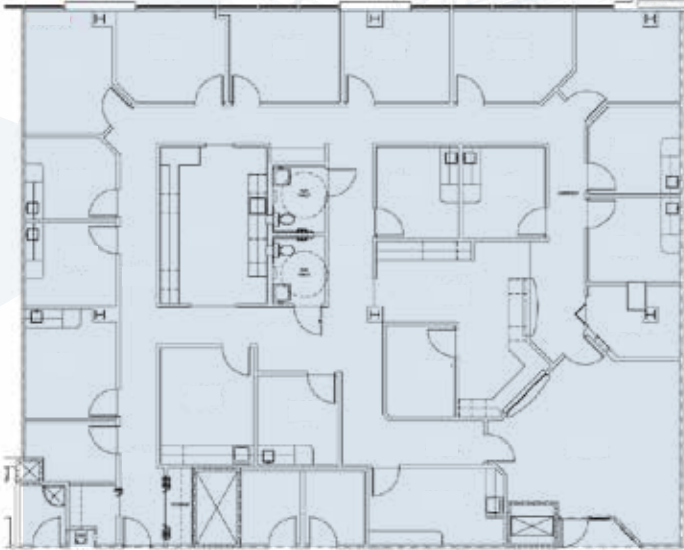


SUITE 101  
1,445 RSF

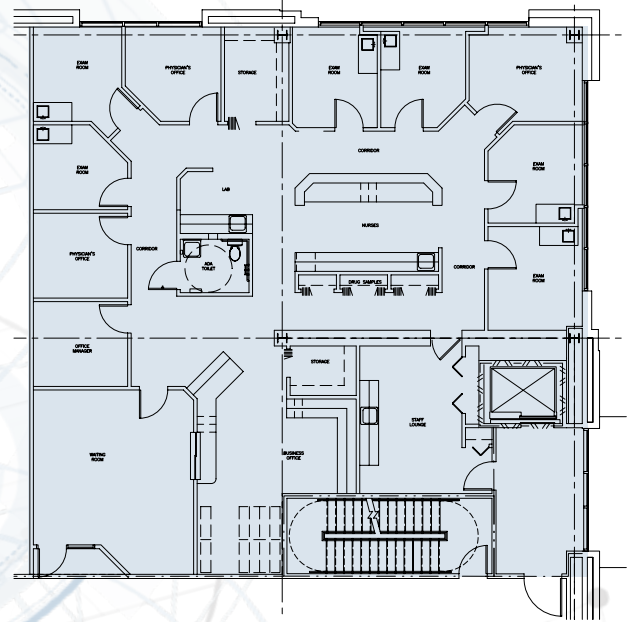


SUITE 100  
3,426 RSF

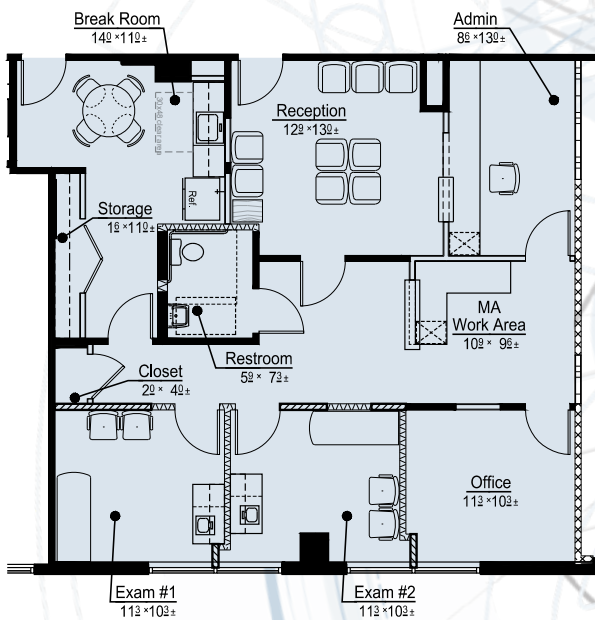
# FLOOR PLANS



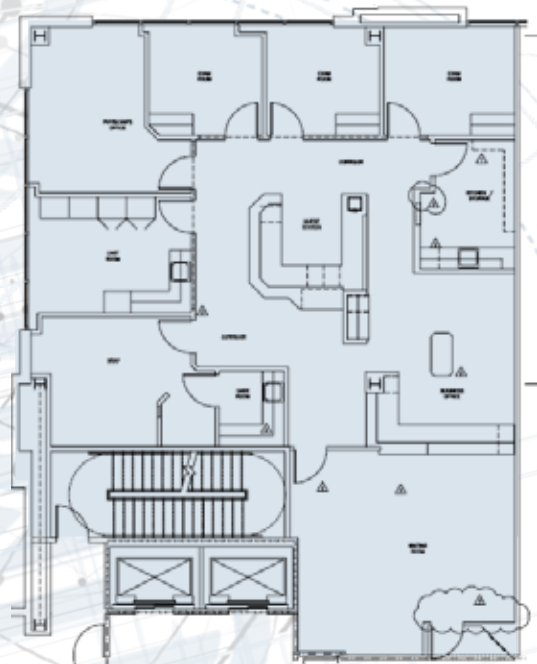
**SUITE 220**  
4,430 RSF



**SUITE 230**  
3,340 RSF

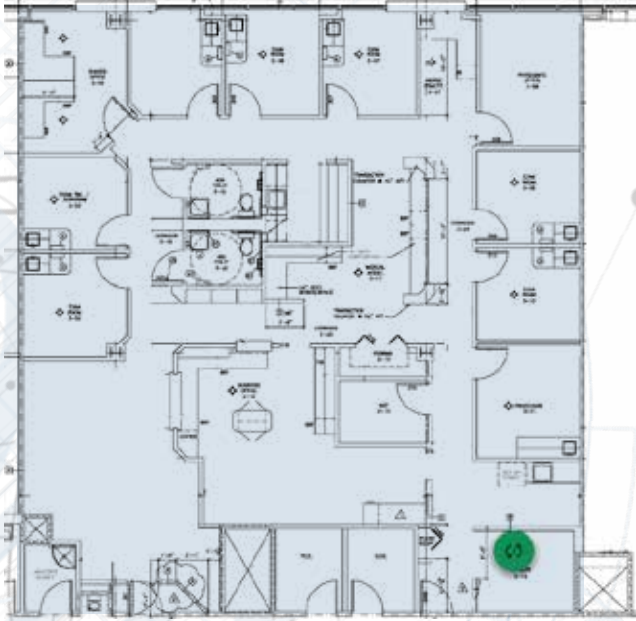


**SUITE 240**  
1,394 RSF



**SUITE 300**  
2,397 RSF

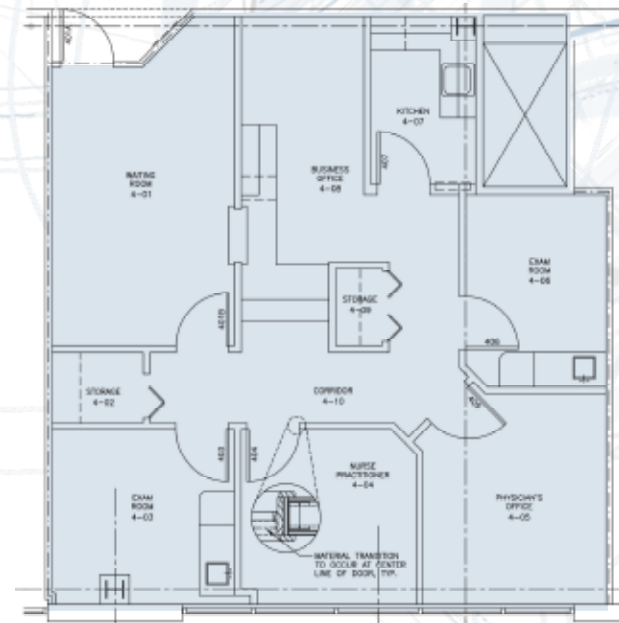
# FLOOR PLANS



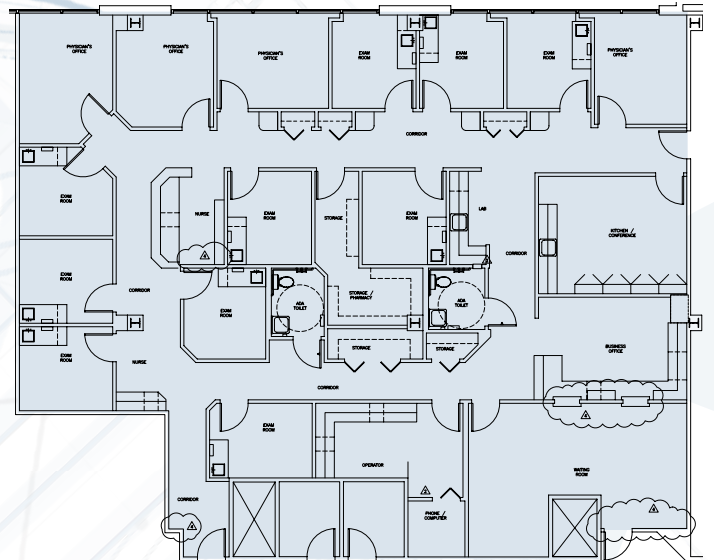
**SUITE 320**  
3,334 RSF



**SUITE 400**  
4,701 RSF

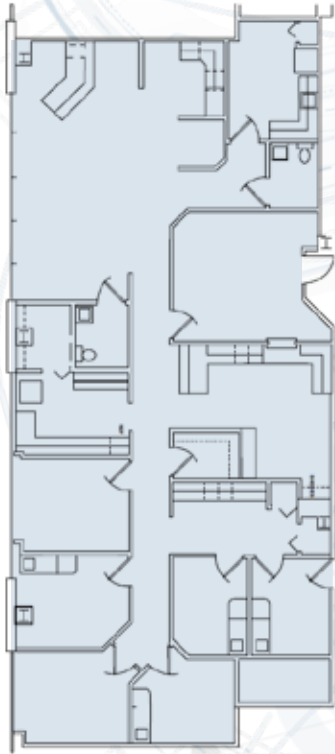


**SUITE 411**  
1,111 RSF

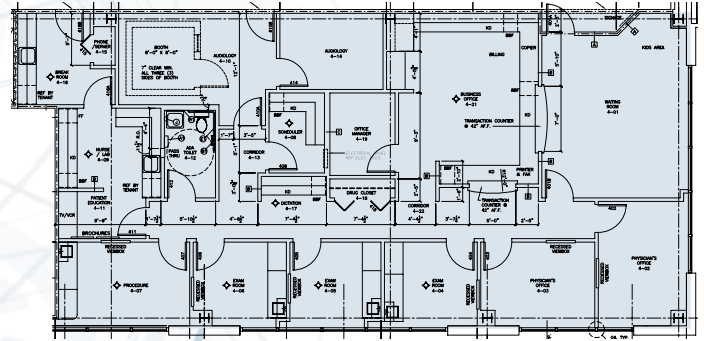


**SUITE 420**  
4,183 RSF

# FLOOR PLANS



**SUITE 421**  
2,821 RSF



**SUITE 431**  
2,638 RSF

## THE TEAM



### DANN BURKE

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

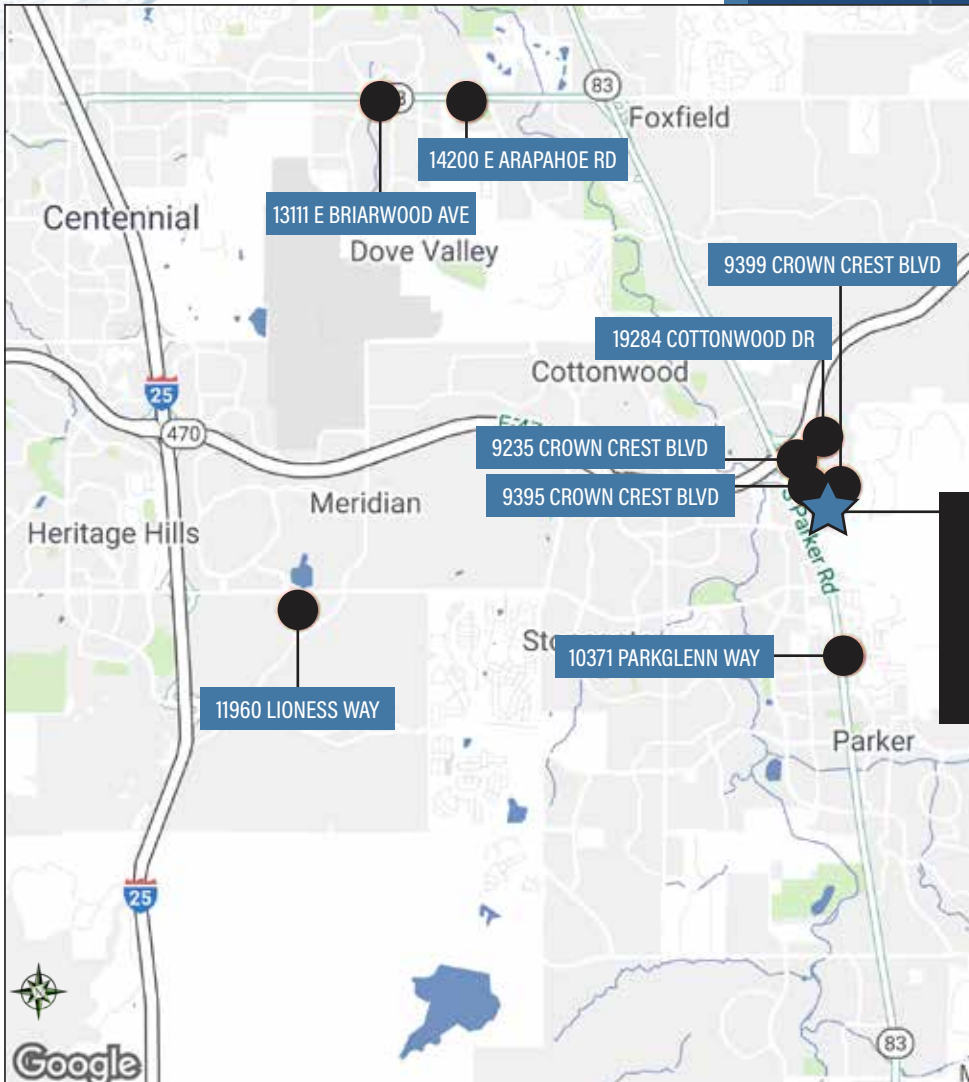
Anna Heiserman specializes in healthcare real estate advisory services within the Denver Metropolitan area and greater Front Range. Ms. Heiserman began her commercial real estate brokerage career in 2015 at a boutique firm with a focus on healthcare properties. Throughout her career she has represented 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.

# PARKER ADVENTIST

ALPINE BUILDING

MEDICAL OFFICE SPACE *for* LEASE

• 9397 CROWN CREST BOULEVARD, PARKER, CO 80138



DANN BURKE  
720 528 6362  
dann.burke@cbre.com

STEPHANI GASKINS  
720 528 6346  
stephani.gaskins@cbre.com

ANNA HEISERMAN  
303 583 2099  
anna.heiserman@cbre.com

**PARKER  
ADVENTIST**  
ALPINE BUILDING

 Centura  
Health.

**CBRE**

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_November2021