

What separates NexCore Group from the competition is our deep understanding of the unique challenges physicians face, and what it takes to align the business plans of each practice with the hospital's strategic business plan.

NexCore Group LP is a national healthcare real estate firm. We provide development, financing, leasing and property management service to health systems across the country.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Rather than just treating people who are sick and injured, this new health campus will focus on improving the health and well-being of the residents in our communities.

- Carole Peet
St. Anthony North CEO



96% Leased
1 Suite Available: Suite #200
1,651 Rentable Square Feet

WHY PHYSICIANS ARE LOCATING THEIR PRACTICES AT THE NEW ST. ANTHONY NORTH MEDICAL PAVILION II?

- Highly accessible and visible location at 144th Avenue and I-25
- Located on the new St. Anthony North Health Campus for operational efficiency and patient convenience
- New campus in the high growth area of North Metro Denver with inpatient and outpatient services closer to home
- Patients associate new, high quality facilities with physician quality

St. Anthony
North Hospital
Centura Health.

ST. ANTHONY NORTH
MEDICAL PAVILION II
ST. ANTHONY NORTH HEALTH CAMPUS



500 W. 144th Avenue, Westminster CO 80023



RESERVE YOUR SPACE TODAY

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The Future of Health and Wellness

St. Anthony North Health Campus, a \$177 million, 350,000 square foot facility, provides a whole new way of delivering care. Built on the pillars of convenience, wellness and person-centered care, the St. Anthony North Health Campus offers inpatient and outpatient care at one site, with an emphasis on preventive health, wellness and health education.

Comprehensive Care, Close to Home

With comprehensive primary and specialty care, diagnostics, labs, and emergency care, the St. Anthony North Health Campus makes it easy for North Denver residents to get all their healthcare needs met close to home. The St. Anthony North Health campus includes:

- » 92 private hospital rooms
- » Outpatient diagnostic and treatment center
- » Inpatient and outpatient surgical services
- » Emergency room
- » Birthing Center with private labor and delivery suites and bilingual doula support
- » First-class primary care physicians and specialists at Orchard Neighborhood Health Center located on the same campus
- » Primary care physician and specialist offices seamlessly integrated with the hospital

Current Medical Office Building Tenant Mix:

- » ENT
- » Ophthalmology
- » Urology
- » Geriatrics
- » General Surgery



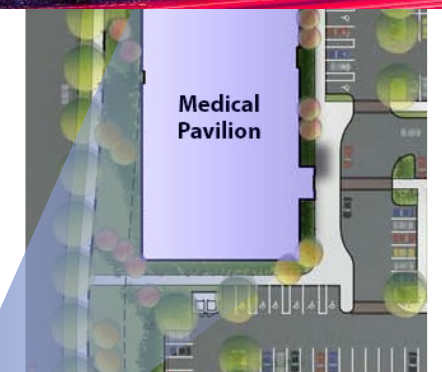
ST. ANTHONY NORTH MEDICAL PAVILION II

The St. Anthony North Medical Pavilion II adds even more physician office space to the St. Anthony North Health Campus, with only a short walk across the parking lot to the new Hospital. The Medical Pavilion II is identifiable with the hospital campus, yet, is situated prominently at the intersection of Orchard Parkway & 144th Avenue to afford great visibility and easy patient/visitor recognition. This convenient location provides easy access for patients, allowing them to seek specialty care in their own neighborhood. Locating an office at Medical Pavilion II will afford practice groups an opportunity for greater identity and ease of patient access than an office in the hospital complex.

The Medical Pavilion II provides easy access to the new hospital and its full complement of services. 204 on-site parking spaces, including handicapped-only spaces, serve patients, physicians, and staff. The building is approximately 40,000 SF with 20,000 SF per floor. The main entry is accented by a raised tower element with a two-story vestibule allowing ample natural light into the public areas and lobby. There is a drop-off type canopy to protect patients from the elements and serve as a source of wayfinding as one approaches the building for the first time.

Locating an office at the Medical Pavilion II will afford practices an opportunity for greater identity and ease of patient access than an office in the hospital complex. Don't miss this unique opportunity to locate on campus.

CONTACT US TODAY! 303-710-1909



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