

LITTLETON,
COLORADO

HCA HEALTHONE SOUTHWEST CAMPUS

OUTPATIENT MEDICAL BUILDINGS
AVAILABLE FOR LEASE



FULL RANGE OF HEALTHCARE SERVICES
AVAILABLE ON SITE, INCLUDING AWARD-WINNING
24-HOUR EMERGENCY DEPARTMENT

6169 & 6179 SOUTH BALSAM WAY
LITTLETON, COLORADO

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HealthONE

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THE OPPORTUNITY



HCA HealthONE Southwest Campus consists of two outpatient medical buildings totaling 74,923 square feet located in Littleton, CO. Included on the campus is the award-winning, full-service 24-hour HCA HealthONE Southwest Emergency Department.

- + TWO OUTPATIENT MEDICAL BUILDINGS TOTALING 74,923 SF OF MEDICAL SPACE
- + IMMEDIATE ACCESS TO HCA HEALTHONE SOUTHWEST EMERGENCY DEPARTMENT
- + AFFILIATED WITH PRESTIGIOUS HCA HEALTHONE SWEDISH IN NEARBY ENGLEWOOD, CO
- + ESTABLISHED REFERRAL PATTERNS ON CAMPUS



THE BUILDINGS

SOUTHWEST I



ADDRESS – 6169 S. BALSAM
PARKING RATIO – 4:1,000
BUILDING SIZE – 38,703 SF

SOUTHWEST II



ADDRESS – 6179 S. BALSAM
PARKING RATIO – 4:1,000
BUILDING SIZE – 36,220 SF

- + Two outpatient medical buildings totaling 74,923 SF
- + **Parking ratio:** 4:1,000
- + On-site state-of-the-art diagnostics imaging center, pharmacy, labs and numerous physician specialists
- + Adjacent to the HCA HealthONE Southwest Emergency Department
- + 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
- + Building Maintenance onsite M-F 8am-5pm and available for emergencies 24/7
- + After hours security sweeps 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
- + Digital Directory provides practice/physician names
- + Abundance of restaurants, shopping and hotels nearby, including Starbucks next door

HCA HEALTHONE SOUTHWEST CAMPUS

OUTPATIENT
MEDICAL BUILDINGS

6169 + 6179 SOUTH BALSAM WAY



THE HOSPITAL

The HCA HealthONE Southwest Outpatient Medical Buildings are adjacent to the HCA HealthONE Southwest ER, located just South of Bowles Ave and Wadsworth Street in Littleton, CO. The HCA HealthONE Swedish hospital system has been a part of the South Denver community for over 100 years. HCA HealthONE Southwest ER (SWER) is an award-winning, full-service 24-hour emergency department and offers patients access to a full range of services on-site as well as Swedish-satellite administrative offices. HCA HealthONE Southwest ER was the first free-standing emergency department in the Denver area, servicing the southwest Jefferson county area.



HCA HealthONE Southwest Emergency Department amenities

- + 18 private patient rooms
- + Diagnostic imaging
- + Laboratory health analysis
- + 16-slice CT scanner, dedicated X-ray and ultrasound suite
- + Low-risk cardiac program for chest pain

DEMOGRAPHICS

The HCA HealthONE Southwest service area is made up of a large, rapidly growing and affluent patient base.

- + The service area is growing at a rate of 2.91% over the next five years
- + This patient base has a median household income of \$70,825.81 and an affluence score of 121.05
- + 93.14% of the total population has access to medical care through government or private programs, with 79.83% commercially insured, 10.29% Medicare covered and 3.02% Medicaid covered
- + The fastest growing age segment is 65 years or older, and currently 9.00% of the total population in Thornton falls in this age range (senior)



SITE PLAN





LOCATION



LITTLETON,
COLORADO

HCA HEALTHONE SOUTHWEST CAMPUS

OUTPATIENT MEDICAL BUILDINGS



FOR MORE INFORMATION,
PLEASE CONTACT

LEASING

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HCA HealthONE SOUTHWEST WEBSITE

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LITTLETON, COLORADO

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