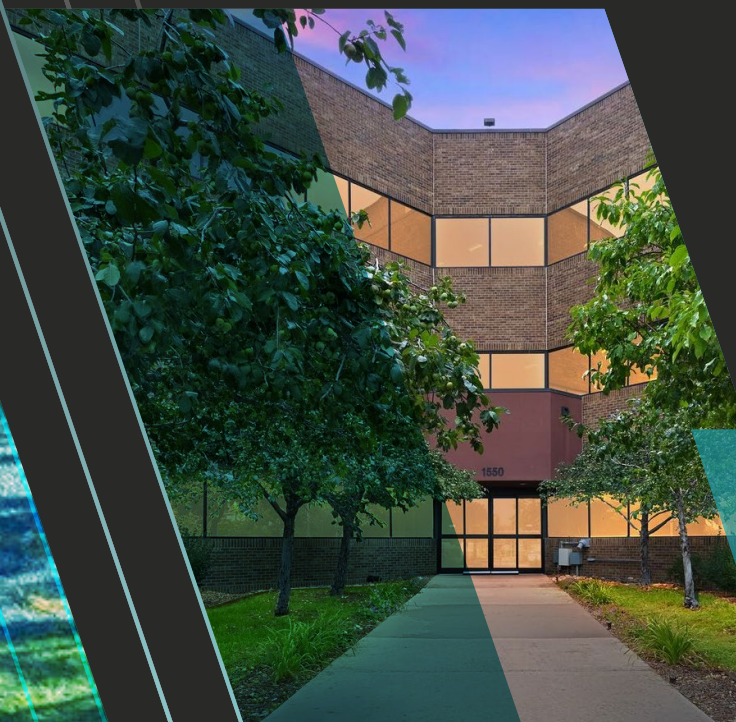
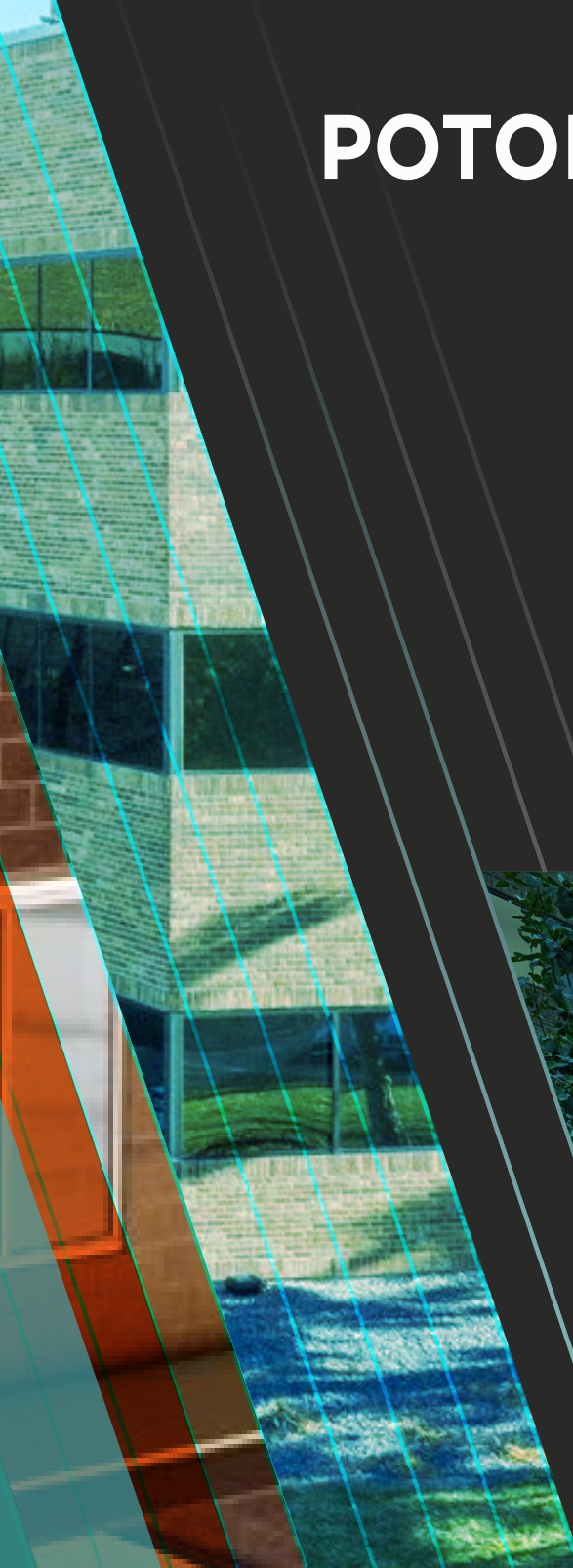


POTOMAC MEDICAL PLAZA

1550 South Potomac Street, Aurora, CO



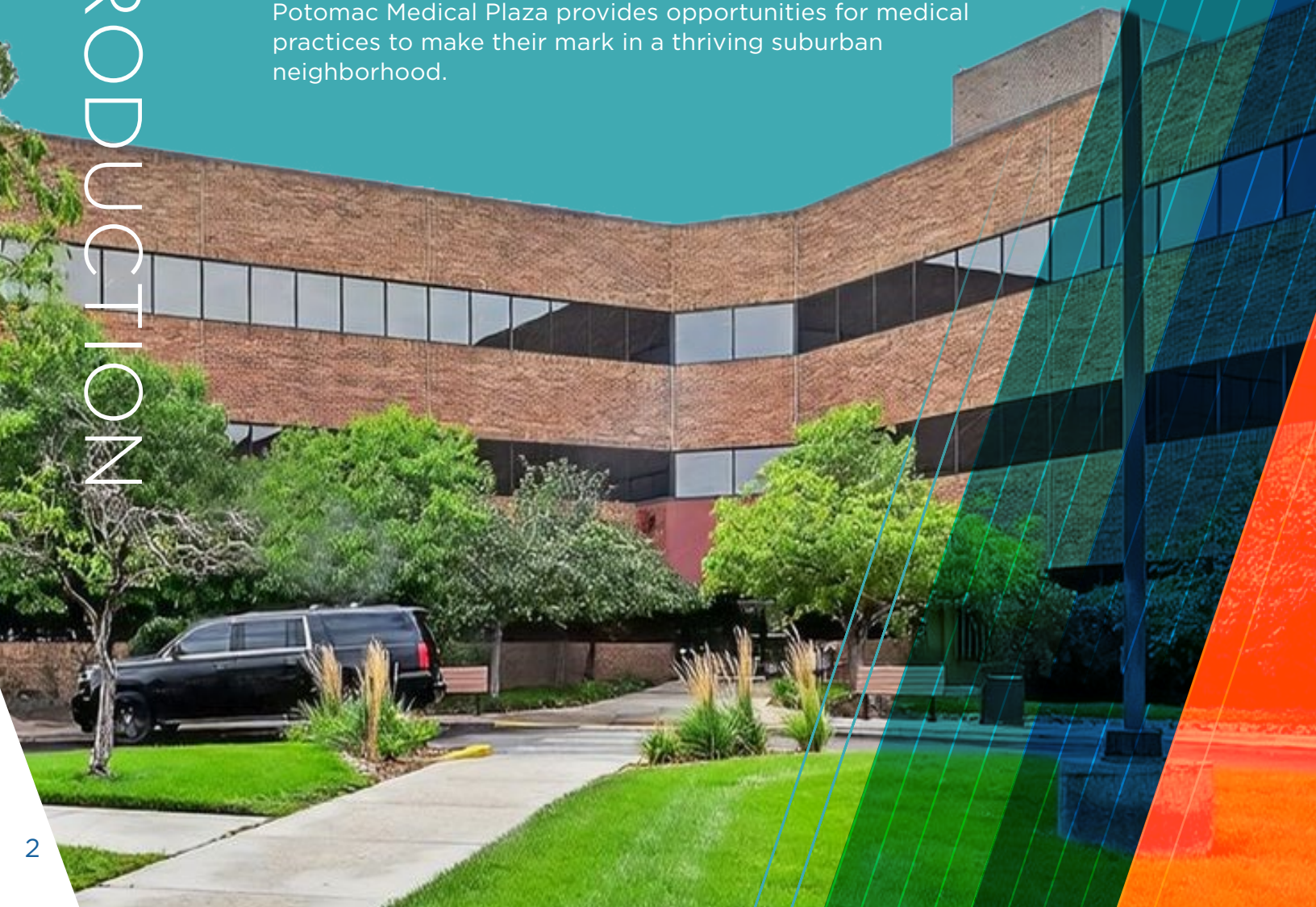
Creating Exceptional

Potomac Medical Plaza is located adjacent to the campus of the Medical Center of Aurora and offers a prime location for medical practices in the Denver metro area.

Medical Center of Aurora was the first community-based hospital in the Denver metro area to earn Magnet Recognition for excellence in nursing services. The Medical Center has been named to the Fortune/IBM Watson Health 100 Top Hospitals® list as one of the top performing teaching hospitals in the U.S.

Specialties include Cardiology, Oncology, Orthopedic care, Women's care, Neurological care, Heart and Vascular Surgery as well as Physical Therapy and Rehabilitation.

Aurora is the third most populous city in the state of Colorado. Potomac Medical Plaza provides opportunities for medical practices to make their mark in a thriving suburban neighborhood.



POTOMAC MEDICAL PLAZA

1550 S. Potomac Street, Aurora, CO

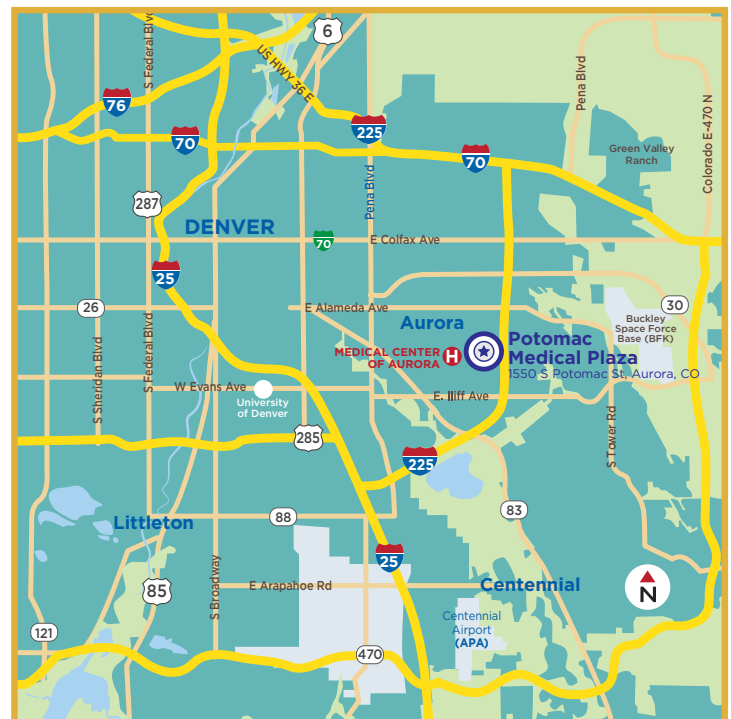
Potomac Medical Plaza is conveniently located just 17.5 miles southeast of Denver, CO and offers easy access to I-225 and Denver International Airport. The Denver metro area is home to state-of-the-art medical centers, is commuter-friendly and makes this city an ideal location for physicians and their patients.



TRANSPORTATION

 INTERSTATE		
Interstate 225	5 min drive	2.3 mi
Interstate 70	14 min drive	10.7 mi
Interstate 25	13 min drive	8 mi
  PUBLIC TRANSPORTATION		
RTD Train: H&R Florida Stop	6 min walk	0.3 mi
RTD Bus: #11	4 min drive	0.2 mi
 AIRPORT		
Denver International Airport (DEN)	24 min drive	20.1 mi
 DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Denver	24 min drive	17.5 mi

Location Map



DEMOGRAPHICS

POTOMAC MEDICAL PLAZA



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2023 Total Population	22,976	435,493
2028 Total Population	22,873	435,328
Population Growth 2023-2028	-0.45%	-0.04%
Average Age	36.50	37.60
HOUSEHOLDS	1 Mile	5 Mile
2023 Total Households	9,126	176,956
2028 Total Households	9,099	176,666
Growth 2023-2028	-0.30%	-0.16%
Average Household Size	2.50	2.40
Median Home Value	\$295,466	\$346,404
Median Year Built	1980	1981

AVAILABLE SPACE

76,086 SF BUILDING

- Three-story medical office building
- Balanced mix of healthcare specialties
- Recently renovated common areas
- Steps away from light rail
- 24/7 on-call maintenance
- Ample surface parking
- Competitive lease package
- Easy access to I-225, I-25, I-70, and Denver International Airport



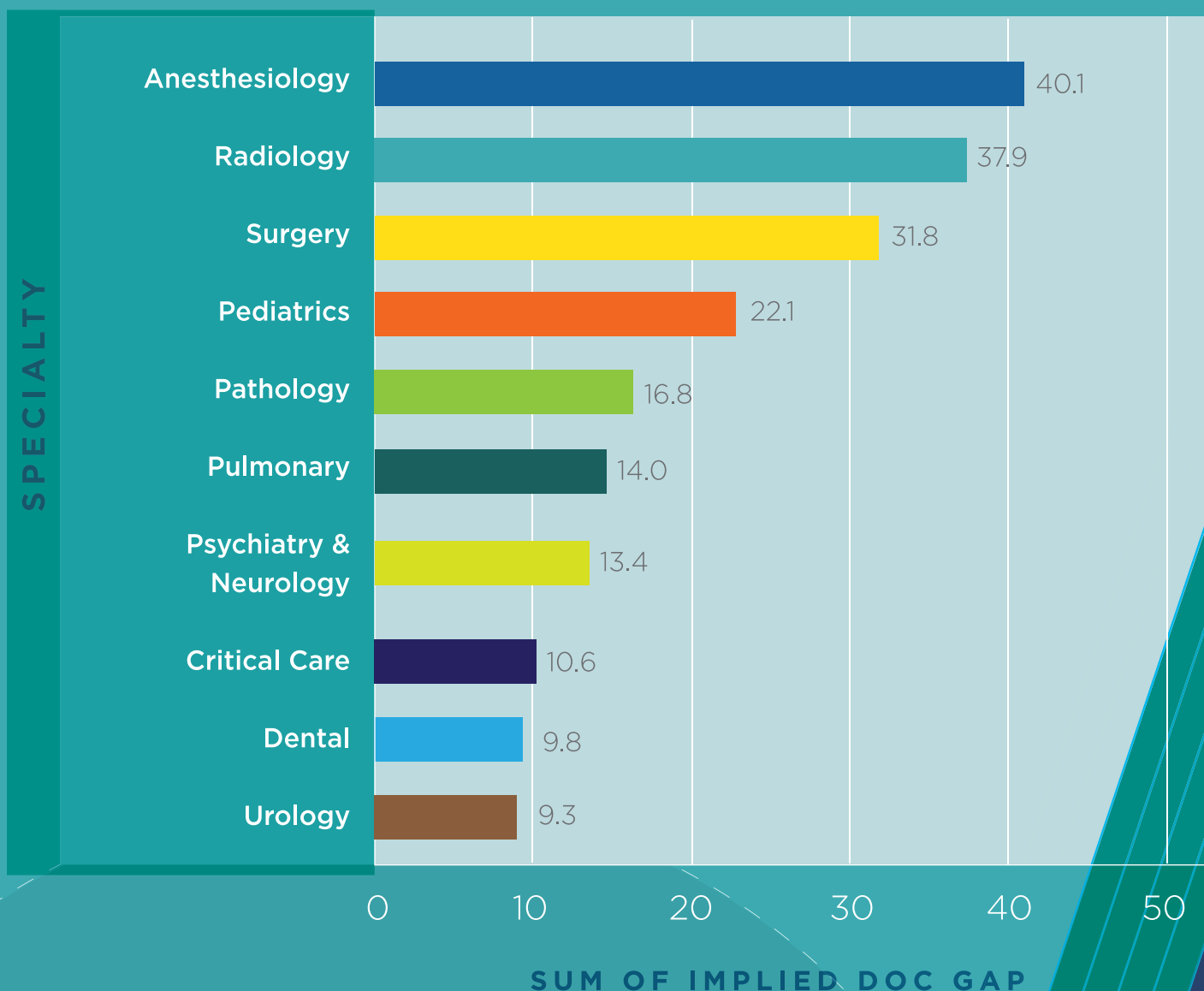
For Leasing Information

Contact Regional Leasing Director
Jack Schuber at (720) 357-1719
jack.schuber@Lillibridge.com

SPECIALTIES IN DEMAND

Top 10 healthcare Specialties in Demand Within a 3-Mile Radius

10 MILE POPULATION FOR LOCATION IS 192,825



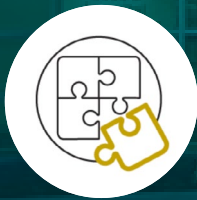
This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

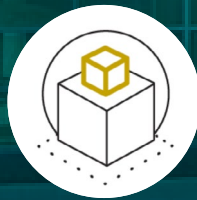
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE
AWARD—TOP 25% IN
TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**

ESG ACHIEVEMENTS



IREM® CERTIFIED
SUSTAINABLE
PROPERTY

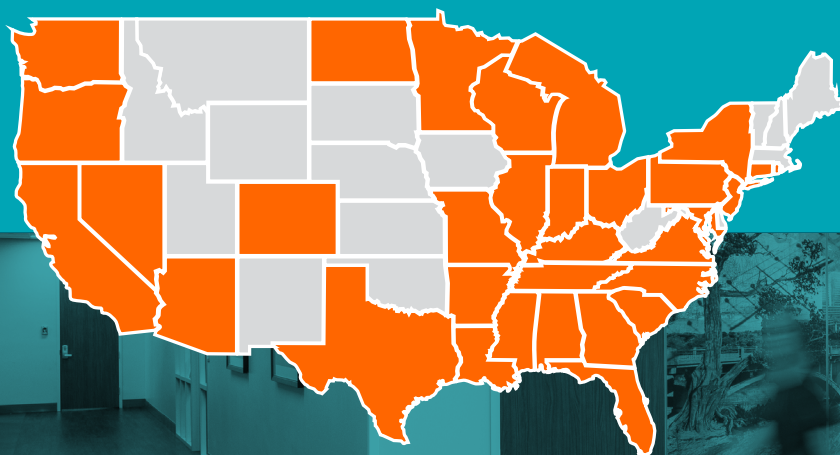


**CONSECUTIVE ENERGY STAR
PARTNER OF THE YEAR**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



POTOMAC MEDICAL PLAZA

Regional Leasing Director:

JACK SCHUBER

jack.schuber@Lillibridge.com

(720) 357-1719



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654