

# SIERRA OFFICE BUILDING

9399 Crown Crest Boulevard, Parker, CO



## Creating Exceptional

Sierra Office Building is located 21 miles southeast of downtown Denver. This Class A, 75,091 square foot medical office building was built in 2009 and offers a prime location for medical practices in the heart of Parker, Colorado. The building is on the campus of Parker Adventist Hospital-Centura Health.

Parker Adventist Hospital offers health care excellence close to home which makes the Sierra Office Building a perfect location for physicians and the residents of Parker, Colorado and Southeast Denver metro.



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Sierra Office Building is conveniently located on the campus of Parker Adventist Hospital. The hospital offers leading medical experts, cutting edge technology and a broad array of clinical services. Ranked among the top hospitals in the nation for patient satisfaction, Parker Adventist Hospital performs complex spine and brain surgery along with weight-loss and joint-replacement surgery. Parker Adventist Hospital has a Level III Trauma Center and a BirthPlace with a Level III NICU that cares for babies born as early as 28 weeks.



### TRANSPORTATION



#### INTERSTATE

|                      |             |        |
|----------------------|-------------|--------|
| E-470 N              | 4 min drive | 2.7 mi |
| Hwy 83 / S Parker Rd | 2 min drive | 0.5 mi |



#### PUBLIC TRANSPORTATION

|                                        |            |        |
|----------------------------------------|------------|--------|
| BUS 843 - Crown Crest Blvd & Parker Rd | 7 min walk | 0.4 mi |
|----------------------------------------|------------|--------|



#### AIRPORT

|                                    |              |         |
|------------------------------------|--------------|---------|
| Denver International Airport (DEN) | 26 min drive | 27.4 mi |
|------------------------------------|--------------|---------|

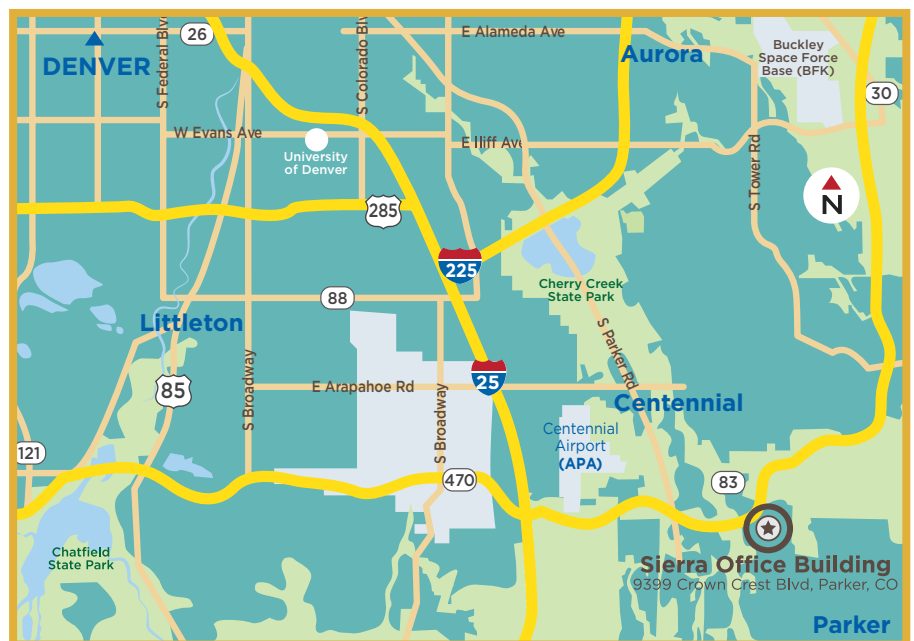


#### DOWNTOWN

MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING

|                 |              |         |
|-----------------|--------------|---------|
| Downtown Denver | 29 min drive | 24.1 mi |
|-----------------|--------------|---------|

Location Map



# DEMOGRAPHICS

## SIERRA OFFICE BUILDING



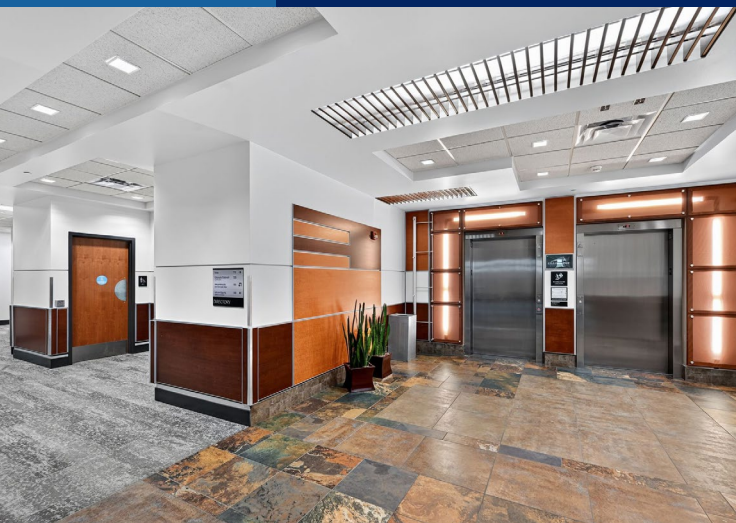
### POPULATION AND HOUSEHOLDS

| POPULATION                  | 1 Mile    | 5 Mile    |
|-----------------------------|-----------|-----------|
| 2021 Total Population       | 5,488     | 103,188   |
| 2026 Total Population       | 5,582     | 107,591   |
| Population Growth 2021-2026 | 1.71%     | 4.27%     |
| Average Age                 | 39.00     | 38.60     |
| HOUSEHOLDS                  | 1 Mile    | 5 Mile    |
| 2021 Total Households       | 2,144     | 42,295    |
| 2026 Total Households       | 2,178     | 44,307    |
| Growth 2021-2026            | 1.59%     | 4.76%     |
| Average Household Size      | 2.50      | 2.40      |
| Median Home Value           | \$728,283 | \$566,121 |
| Median Year Built           | 1994      | 1992      |

# AVAILABLE SPACE

## 75,091 SF BUILDING

- Four-story Class-A medical office building
- Balanced mix of healthcare specialties
- Space available on floors 1, 2 and 4
- Competitive lease package
- 24/7 on-call maintenance
- Ample surface parking
- Preferred healthcare destination for local residents
- Easy ingress and egress
- Commuter-friendly location with easy access to E470 and 27 miles from Denver International Airport



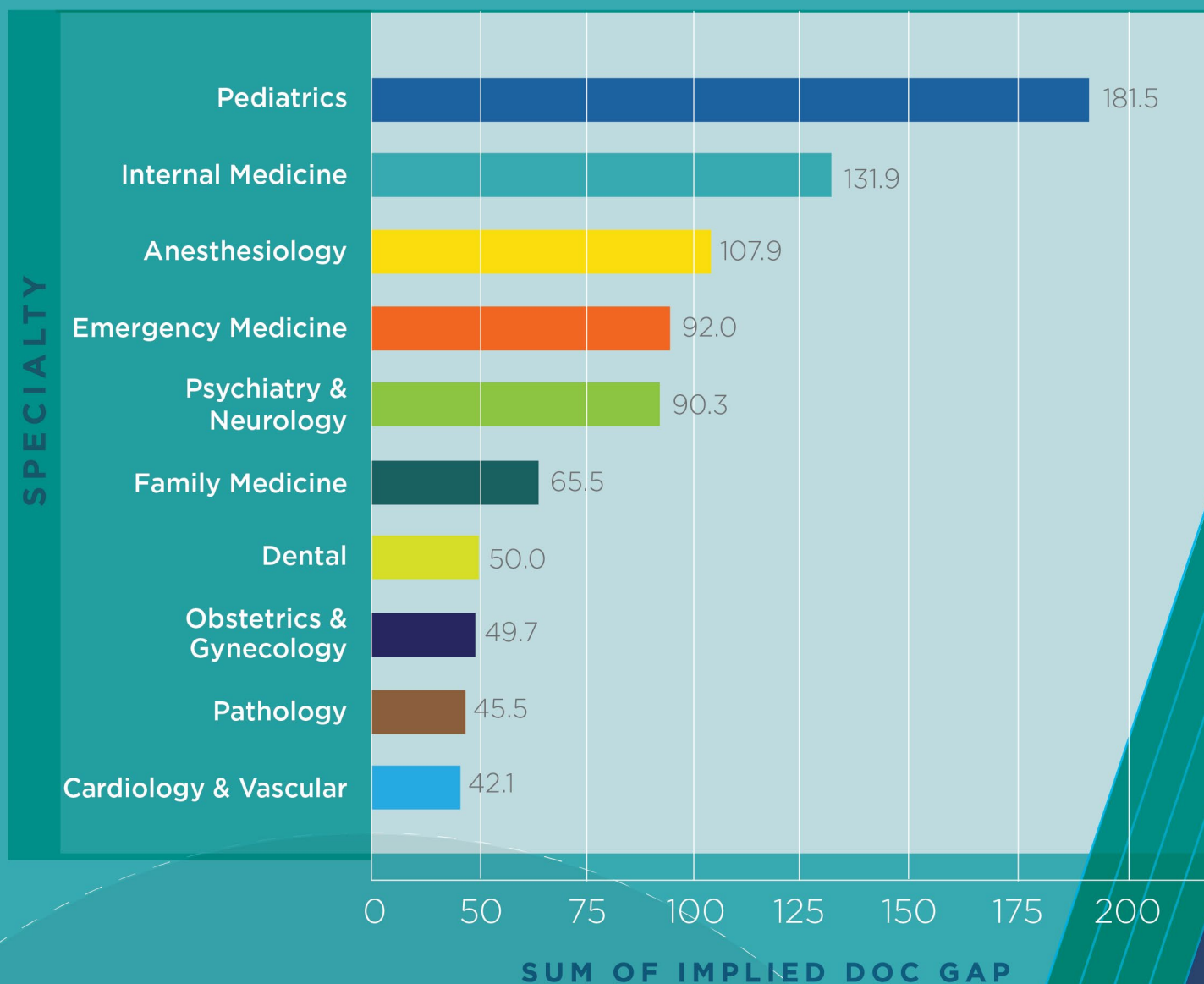
## For Leasing Information

Contact Regional Leasing Director  
Jack Schuber at (720) 357-1719  
[jack.schuber@lillibridge.com](mailto:jack.schuber@lillibridge.com)

# SPECIALTIES IN DEMAND

## Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 601,375



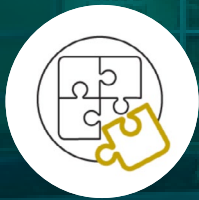
This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

# ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

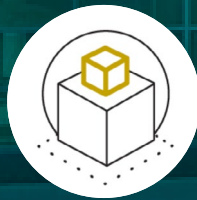
Medical Office  
Buildings



**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.**

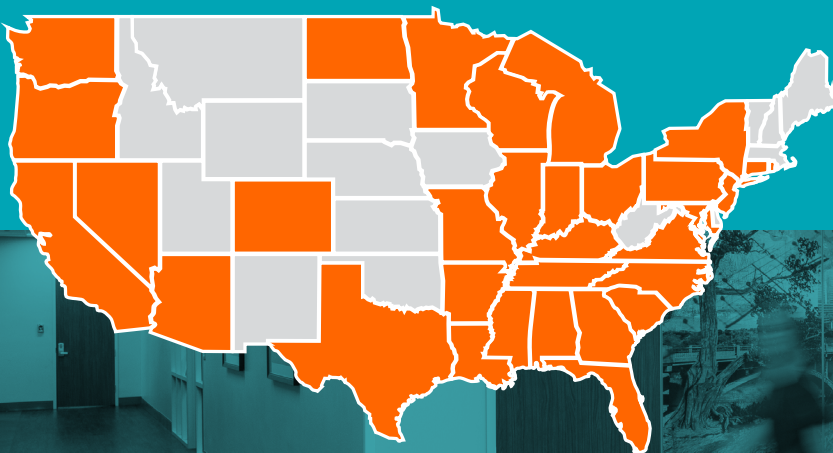
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their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

|                                                                                                                                                                                                                                                                                                                                                                            |                                                                         |                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>2023 TENANT SATISFACTION</b><br/><b>KINGSELEY EXCELLENCE</b><br/><small>Gracie Hill   Kingsley Survey</small></p>                                                                                                                                                                  | <p><b>KINGSELEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION</b></p> |  <p><b>2023 ELITE 5</b><br/><b>TENANT SATISFACTION</b><br/><small>Gracie Hill   Kingsley Survey</small></p> |
|  <p><b>TOBY AWARDS</b><br/><small>BOMA Excellence in Building Management</small></p>                                                                                                                                                                                                     | <p><b>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</b></p>     |                                                                                                                                                                                                |
| <p><b>ESG ACHIEVEMENTS</b></p> <div>   </div> <div>  <p><b>CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR</b></p> </div> |                                                                         |                                                                                                                                                                                                |

## 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.



## SIERRA OFFICE BUILDING

Regional Leasing Director:

**JACK SCHUBER**

[jack.schuber@lillibridge.com](mailto:jack.schuber@lillibridge.com)

(720) 357-1719



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