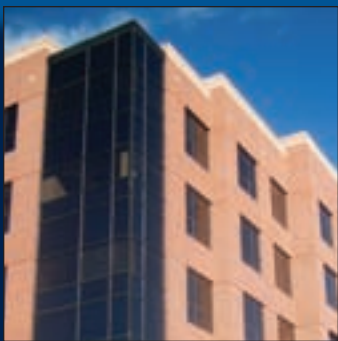

PORTER ADVENTIST HOSPITAL MEDICAL OFFICE BUILDINGS



FSB | Fleisher
Smyth
Brokaw LLC



GREAT OPTIONS

PORTER ADVENTIST HOSPITAL

Porter Adventist Hospital is a 368 bed hospital, founded in 1930. Porter is widely recognized for providing excellent patient care in many complex specialty areas, including heart, cancer, transplant, joint replacement, spine, diabetes, hand and eye care. Porter is a regional center for complex medical treatment and surgeries such as kidney, liver and heart transplants, as well as for cancer care.

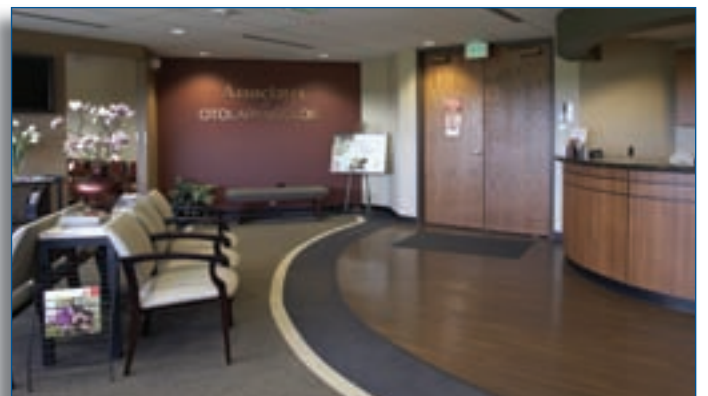


A recent \$110 million expansion and renovation project added 100,000 square feet to Porter hospital, including a new 36 bed intensive care unit and state of the art surgical suites, with 15 new operating rooms.

The hospital has been recognized as one of the top facilities in the nation by such organizations as the American Nurses Credentialing Center and HealthGrades. Porter Adventist Hospital is affiliated with Centura Health, Colorado's largest healthcare system which is sponsored jointly by Adventist Health System and Catholic Health Initiatives.

PORTER MEDICAL PLAZA HARVARD PARK EAST HARVARD PARK WEST

Located on the Porter Adventist Hospital campus, these three buildings provide convenient, comfortable, first class medical office space with all the amenities, in an ideal location. More than 227,000 available square feet afford you numerous leasing options and put you and your patients just steps away from Porter Adventist Hospital. This desirable location is home to some of Denver's top physicians and other medical practitioners and is a natural environment for referrals and networking.



GREAT LOCATION

CONVENIENT AND STRATEGIC LOCATION

With its south-central Denver address, the Porter Adventist Hospital campus is easily accessible via Santa Fe Drive, I-25, Evans or Hampden (US 285) via Downing Street. The campus' proximity to the University of Denver is advantageous, and area demographics are strong and improving. The trend is to older residents giving way to young families. Gentrification and urbanization of the area are ongoing and add to the appeal of the campus neighborhood for patients and medical staff alike. The patient base in the area is large, growing and affluent – more than 75% have medical insurance.

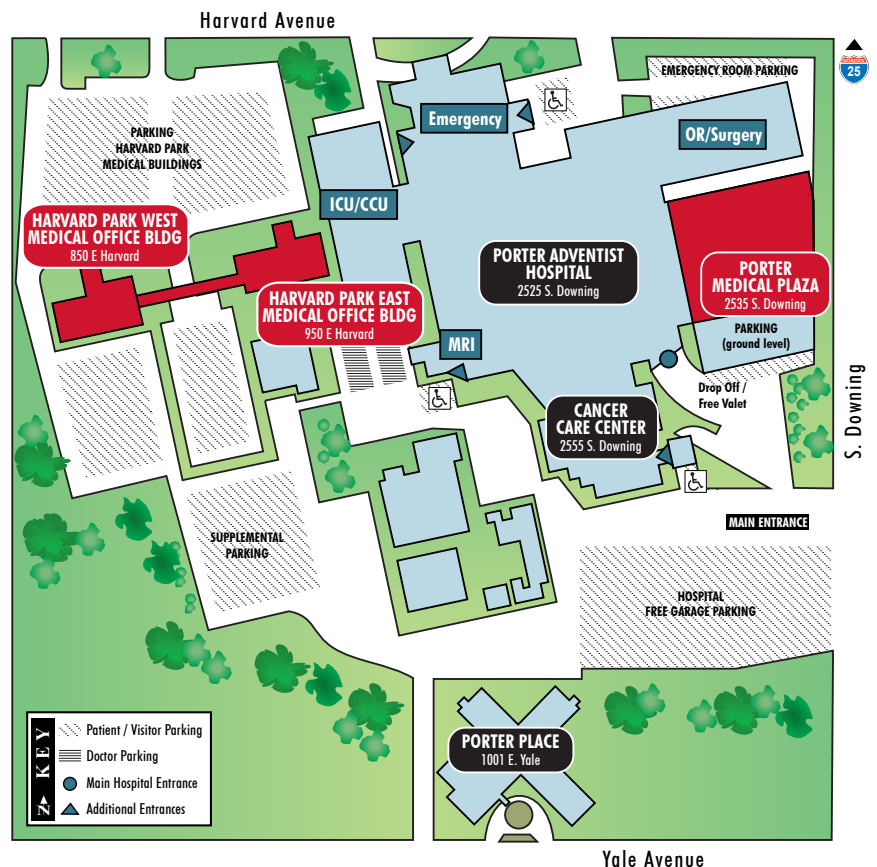


CAMPUS AND BUILDING FEATURES

- Convenient on-campus location
- Established medical community
- Active referral network
- Easy access
- Ample parking
- Indoor access directly to the hospital
- Customizable floor plans

EXPERIENCED MANAGEMENT

The property manager, FSB Property Management, understands the needs of medical providers. Our experience and reputation in the long-term management of medical office space is time-tested.



PORTER ADVENTIST HOSPITAL MEDICAL OFFICE BUILDINGS

PORTER MEDICAL PLAZA

2535 S. Downing Street
Denver, CO 80210

HARVARD PARK EAST

950 E. Harvard Avenue
Denver, CO 80210

HARVARD PARK WEST

850 E. Harvard Avenue
Denver, CO 80210

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