



PENN ROWS APARTMENTS

3531 - 3539 S Pennsylvania St
Englewood, CO 80113

12 UNITS | NEW CONSTRUCTION

OFFERING MEMORANDUM

PRICE: \$7,000,000

PRICE / UNIT: \$583,333

PRICE / SF: \$421.59

OFFERED BY:

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GREYSTONE



UNIQUE
APARTMENT GROUP

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APARTMENT GROUP

GREYSTONE UNIQUE APARTMENT GROUP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Greystone Unique Apartment Group in compliance with all applicable fair housing and equal opportunity laws.



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PROPERTY ANALYSIS

PROPERTY SUMMARY

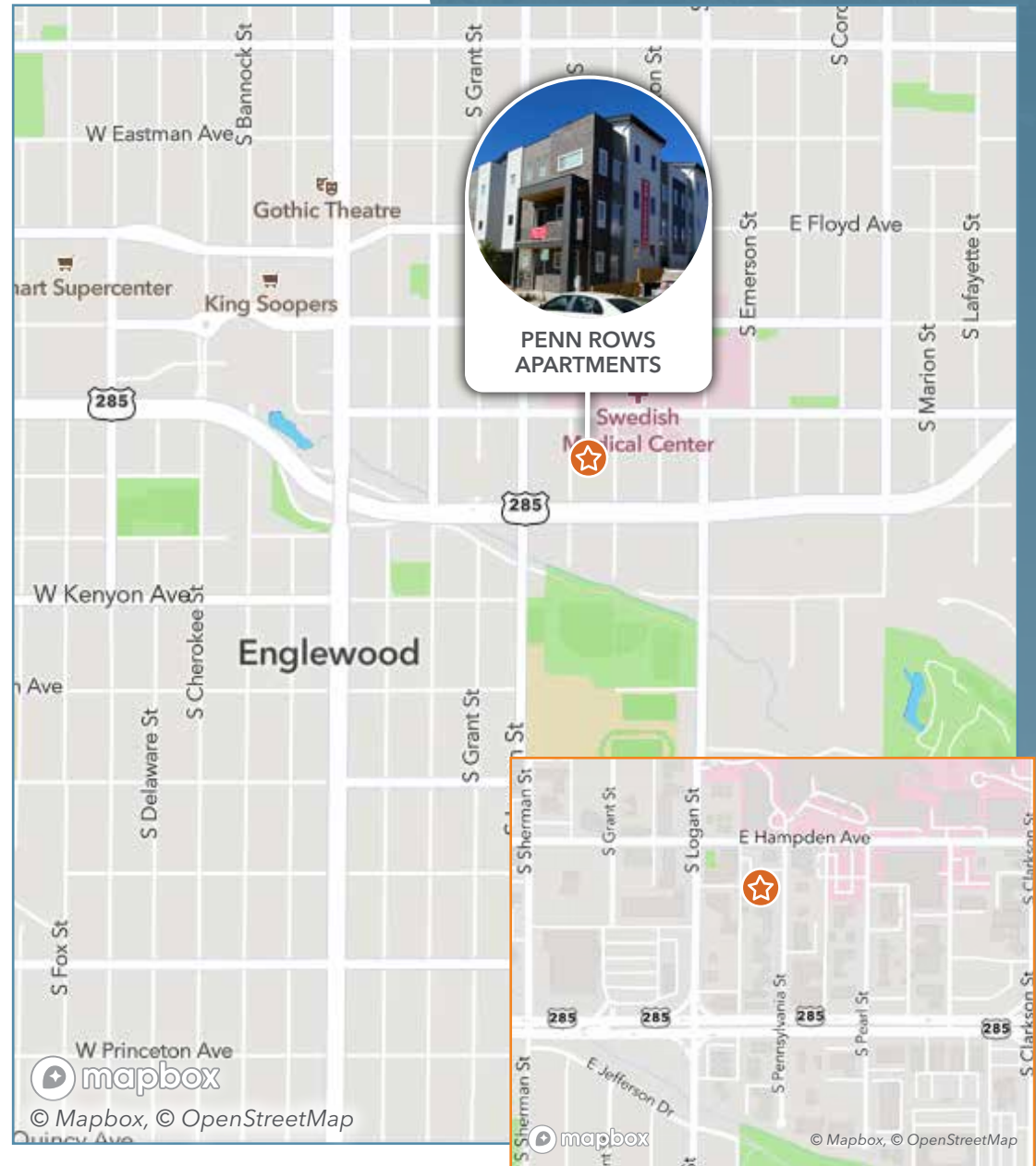
Penn Rows is a 12-unit townhouse apartment community strategically located in Englewood, CO in Arapahoe County, across the street from the main entrance to Swedish Hospital to the north and a new 100,000-square-foot medical building with retail to the east. Constructed in 2020 and situated on 0.22 acres, the property is comprised of two, three-story building of two-bedroom / two- and one-half bathroom units with spacious floor plans. Amenities include air conditioning, granite countertops, island kitchen, dishwasher, disposal, hardwood floors, washer and dryer hook-ups, and luxury finishes. A two-car garage for each unit and rooftop patios round out the amenity package.

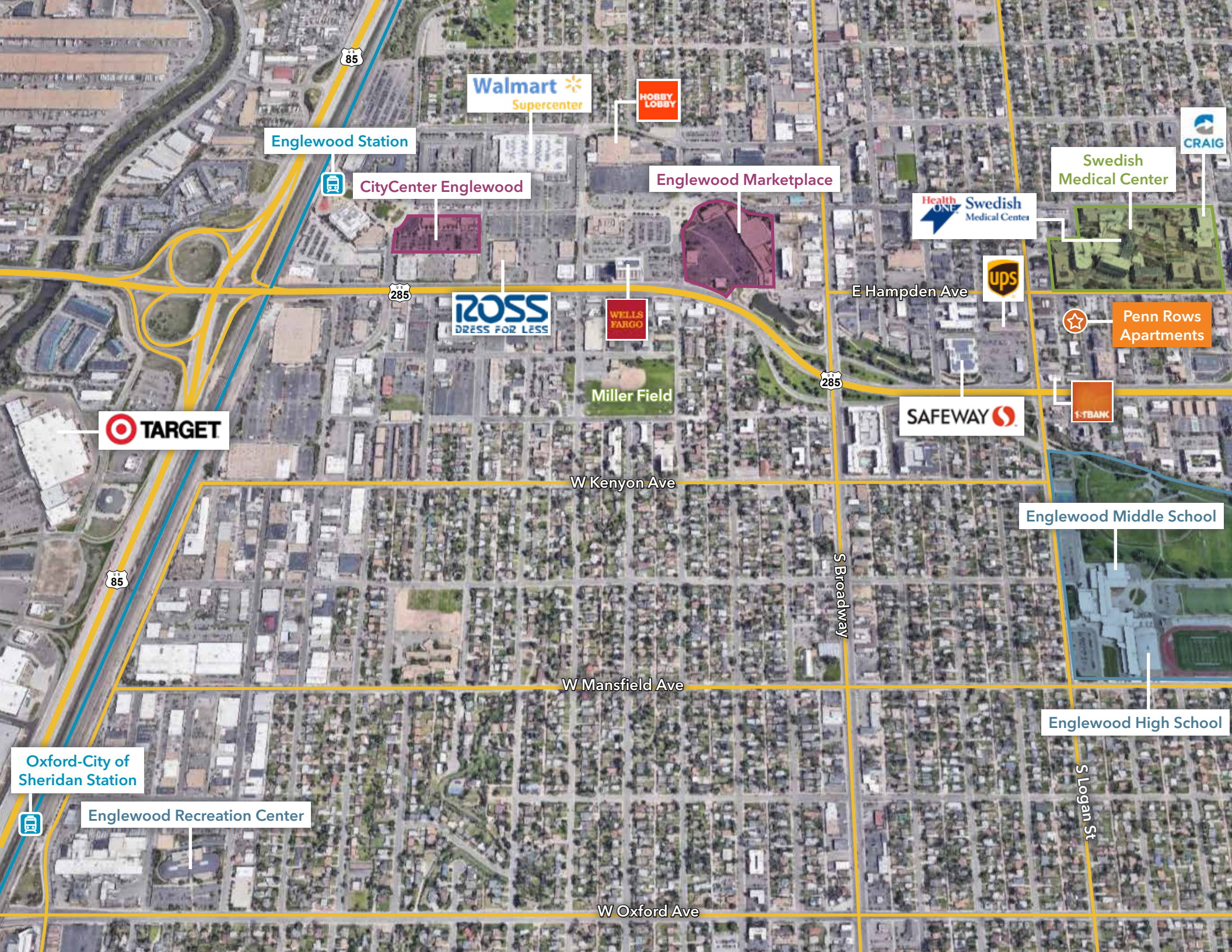
Address:	3531-3539 S Pennsylvania St Englewood, CO 80113
Number of Units:	12
Year Built:	2020
Zoning:	M-2, Zone 1 Opportunity Zone
Buildings:	2
Stories:	3
Parcel Number:	2077-03-1-04-016
Gross Building SF:	16,604
Acreage:	0.22 Acres
Construction:	Wood Frame / Smooth Stucco Siding
Roof:	Pitched-Composition Shingle w/ Flat Rooftop Patios

UTILITIES

Utilities:	All Separately Metered
Air Conditioning:	Individually Metered HVAC / Tenant-Paid
Water / Sewer:	Master Metered / Tenant-Paid

LOCATION MAP





Englewood Station

CityCenter Englewood

Walmart Supercenter

HOBBY LOBBY

Englewood Marketplace

ROSS DRESS FOR LESS

WELLS FARGO

Miller Field

Health ONE Swedish Medical Center

Swedish Medical Center

CRAIG

E Hampden Ave

ups

Penn Rows Apartments

TARGET

SAFeway

1STBANK

W Kenyon Ave

Englewood Middle School

85

285

W Mansfield Ave

S Broadway

Englewood High School

S Logan St

Oxford-City of Sheridan Station

Englewood Recreation Center

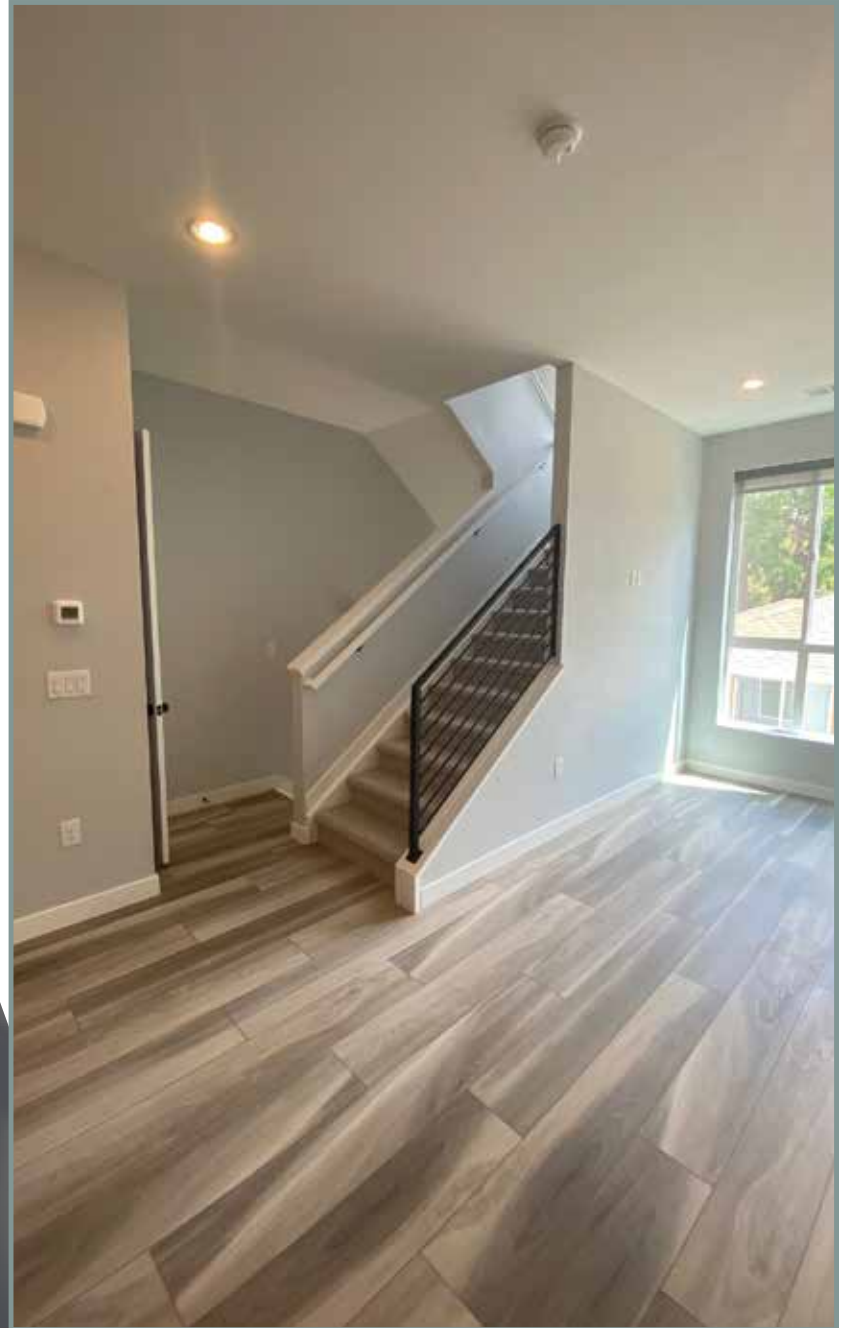
W Oxford Ave

AMENITIES



- Semi-Private Entry
- Central Air Conditioning / Heating
- Island Kitchen
- Granite Countertops
- Stainless-Steel Appliances
- Dishwasher
- Walk-In Closets
- Ceiling Fans
- Window Coverings
- Glass Shower Enclosures
- Private Balcony
- Rooftop Patio
- Two-Car Garage
- High-Speed Internet Access
- Cable Ready
- Smoke-Free
- Professional Landscaping
- 24-Hour Emergency Maintenance
- Across From Swedish Hospital





FINANCIAL ANALYSIS



FOR RENT
2 Bed + 1 Bath
Hardwood Floors
& in-Storage
Call: 756-3380

2 HR
PARKING
8 AM - 5 PM
MAY SUN HOLIDAYS
EXCLUDED
→



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**(303)
765-3301**

UNIT MIX AND RENT SCHEDULE

TYPE	UNIT COUNT	CURRENT RENT	AVERAGE RENT	AVERAGE SIZE	AVERAGE RENT / SF	MONTHLY PRO FORMA	UNIT SIZE	LOWEST RENT	HIGHEST RENT
2 Bed, 2.5 Bath	8	\$20,440	\$2,555	1,371	\$1.86	\$2,675	10,968	\$2,395	\$2,675
2 Bed, 2.5 Bath	2	\$5,990	\$2,995	1,405	\$2.13	\$2,995	2,810	\$2,995	\$2,995
2 Bed, 2.5 Bath	2	\$5,500	\$2,750	1,413	\$1.95	\$2,750	2,826	\$2,750	\$2,750
TOTAL / AVG	12	\$31,930			All Units-->	\$32,890	16,604		



NET OPERATING INCOME

INCOME	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Scheduled Rent Income	383,160			394,680		
See Other Income Detail	14,400			14,400		
Scheduled Gross Income	397,560		33,130	409,080		
Vacancy Allowance	(19,158)		(1,597)	(19,734)		
Effective Gross Income	378,402		31,534	389,346		32,446
EXPENSES	CURRENT		PER UNIT	PRO FORMA		PER UNIT
Taxes, Property						
Real	4,100	4,100	342	32,165	32,165	2,680
Insurance						
Property	11,090	11,090	924	3,600	3,600	300
Management						
Off-Site	23,220	23,220	1,935	13,800	13,800	1,150
Utilities						
Trash Collection	2,160			2,160		
Water & Sewer	8,640	10,800	900	8,640	10,800	900
Repairs & Maintenance						
Lawn & Landscaping	1,000			1,000		
Other	1,320			1,320		
Snow Removal	2,900	5,220	435	2,900	5,220	435
Marketing & Promotion						
Advertising	1,008					
Leasing Commissions	4,000	5,008	417			
Total Expenses	59,438		4,953	65,585		5,465
NET OPERATING INCOME	318,946		26,580	323,761		26,980

OTHER INCOME DETAIL

Utility Chargeback \$14,400

ASSUMPTIONS

- Expenses Based on 2020 Budget
- Rental Income Based on June 2020 Rent Roll (100% Leased)

NOTES ON PRO FORMA

- Proforma Rent Based On Highest Current Achieved Rent Per Unit Type
- Insurance Based on Quote from Farmers Insurance
- Management Fee at 3.5% or Self-Managed
- Taxes - Please see page 16 for Tax Analysis

Disclaimer: The pro forma is delivered only as an accommodation and neither Seller, Greystone Unique Apartment Group, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such valuation. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in this valuation.

PRICING

	OFFERED PRICING
Price:	\$7,000,000
Down Payment:	\$2,450,000 (35%)
Loan Amount:	\$4,550,000
Interest Rate / Amortization:	3.50% / 30 years
Current NOI / Pro Forma NOI:	\$318,964 / \$323,761
CURRENT / PRO FORMA ANALYSIS	
Debt Service:	(\$245,178)
Net Cash Flow After Debt Service:	\$73,785 / \$78,583 3.01% / 3.21%
Principal Reduction:	\$87,320
Total Return:	\$161,106 / \$165,903 6.58% / 6.77%
Cap Rate:	4.56% / 4.63%
GRM:	18.27 / 17.74
Price / Unit:	\$583,333
Price / SF:	\$421.59

MULTIFAMILY SMALL BALANCE QUOTE

	Freddie Mac SBL Hybrid 5/15
<i>Pricing as of 06/19/20</i>	
PRODUCT STRUCTURE	
Maximum Loan Amount	\$4,387,000
Loan Proceed Constraint	Max LTV
Minimum DCR	1.20x
Maximum LTV	65%
Underwriting Floor / Stress Rate	Yes
Non Recourse & Assumable	Yes
RATE	
Fixed / Initial Interest Rate	3.50%
Index Rate (for Floating)	6 mo LIBOR
Spread (for Floating)	3.25%
Floating Rate Period (Yrs)	15
Initial Interest Rate Adjustment	1% Max
Bi-Annual Interest Rate Adjustment	1% Max
PREPAYMENT	
Prepay Type	Stepdown
Prepay Terms	54321,1%
Amortization (Years)	30
Loan Period (Years)	20
Lifetime Interest Rate Ceiling	8.50%
PRELIMINARY UNDERWRITING	
Estimated NOI	\$285,741
Preliminary Value	\$6,750,000
Loan to Value	65.0%
Amortizing Debt Service (Annual)	\$236,395
DCR at Note Rate	1.21x
FEES	
Greystone Origination Fee	1.00%
Agency Review Fee	0.00%
3rd Party Expense Fee	\$5,000
Processing Fee (due at closing)	\$3,000
Total Due at Application	\$5,000
RESERVES	
Good Faith Deposit (refunded at close)	1.00%
Principal and Interest Reserves	12 Months at Close
Tax and Insurance Reserves	Required Collected Monthly
Replacement Reserves	N/A
Notes:	Covid-19 Reserves Required \$236,395



TAX ANALYSIS

UNIT TYPES	PRICE*	PRICE / SF	SF	ASSESSED VALUE	PER UNIT TAXES	TOTAL TAXES
Penn Rows #1 (8 total)	\$509,040	\$371.29	1,371	\$36,396.33	\$2,655.91	\$21,247.31
Penn Rows #2 (2 total)	\$521,664	\$371.29	1,405	\$37,298.94	\$2,721.78	\$5,443.56
Penn Rows #3 (2 total)	\$524,634	\$371.29	1,413	\$37,511.32	\$2,737.28	\$5,474.55
TOTAL / AVG						\$32,165.42

* Based on Sale Comps Price / SF

SOLD COMPS FOR TAX ANALYSIS

ADDRESS	SALE PRICE	PRICE / SF	SF
1573 Grove St #3	\$549,900	\$363.69	1,512
1574 Grove St #2	\$549,500	\$375.09	1,465
1581 Grove St #1	\$549,500	\$374.32	1,468
1577 Grove St #1	\$520,000	\$342.56	1,518
1983 Eaton St	\$499,000	\$400.80	1,245
TOTAL / AVG		\$371.29	

Mill Levy: 0.072972

Residential Assessment Rate: 7.15%

Note:

How are property taxes calculated?

The actual value (determined via comps sold in the area) is multiplied by the assessment rate (7.15% for residential) which is then multiplied by the mill levy (.072972).

Example

$\$509,040$ (actual value, based on comps) \times 7.15% (residential assessment rate) \times .072972 (mill levy) = $\$2,655.92$ (annual tax dollars)





COMPARABLE PROPERTIES






FOR RENT
2 Bed, 2.5 Bath - Ground Floor
Hardwood Floors - Stainless Steel
In-Unit Storage - Walk-in Closet
Health & Safety
(202) 971-2288

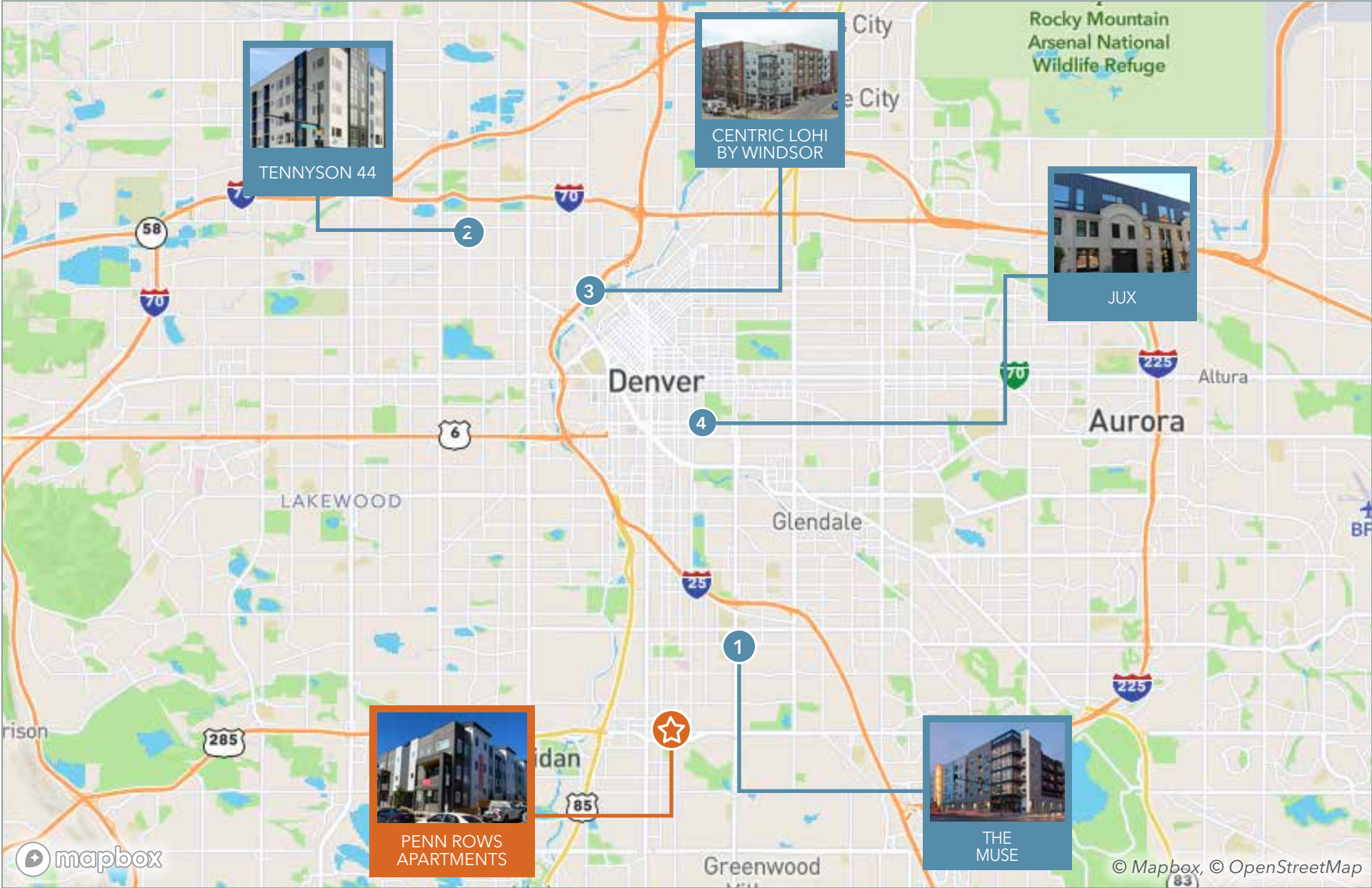
Managed by
EDISON
(202) 756-3308



COMPARABLE SALE PROPERTIES SUMMARY

	PROPERTY ADDRESS	YEAR BUILT	# OF UNITS	TOTAL SF	CLOSED DATE	SALE PRICE	SALE PRICE / UNIT	SALE PRICE / SF	CAP RATE
	PENN ROWS APARTMENTS  3531-3539 S Pennsylvania St Englewood, CO 80113	2020	12	16,604	On Market	\$7,000,000	\$583,333	\$421.59	4.56%
1.	THE MUSE 2270 S University Blvd Denver, CO 80210	2018	120	103,496	10/24/2019	\$48,700,000	\$405,833	\$470.55	4.1%
2.	TENNYSON 44 4390 Tennyson St Denver, CO 80212	2018	47	30,995	6/11/2019	\$19,150,000	\$407,447	\$617.84	4.2%
3.	CENTRIC LOHI BY WINDSOR 2525 18th St Denver, CO 80211	2018	302	249,118	12/18/2018	\$130,750,000	\$432,947	\$524.85	N/A
4.	JUX 821 Corona St Denver, CO 80218	2017	30	23,909	6/6/2018	\$12,000,000	\$400,000	\$501.90	N/A
TOTAL / AVG		2018	124	101,874		\$52,650,000	\$411,557	\$528.79	4.15%

COMPARABLE SALE PROPERTIES MAP



COMPARABLE SALE PROPERTIES



PENN ROWS APARTMENTS

3531-3539 S Pennsylvania St
Englewood, CO 80113

Year Built:	2020
Units:	12
Total SF:	16,604
Closed Date:	On Market
Sale Price:	\$7,000,000
Sale Price / Unit:	\$583,333
Sale Price / SF:	\$421.59
Cap Rate:	4.56%



THE MUSE

2270 S University Blvd
Denver, CO 80210

Year Built:	2018
Units:	120
Total SF:	103,496
Closed Date:	10/24/2019
Sale Price:	\$48,700,000
Sale Price / Unit:	\$405,833
Sale Price / SF:	\$470.55
Cap Rate:	4.1%



TENNYSON 44

4390 Tennyson St
Denver, CO 80212

Year Built:	2018
Units:	47
Total SF:	30,995
Closed Date:	6/11/2019
Sale Price:	\$19,150,000
Sale Price / Unit:	\$407,447
Sale Price / SF:	\$617.84
Cap Rate:	4.2%



CENTRIC LOHI BY WINDSOR

2525 18th St
Denver, CO 80211

JUX

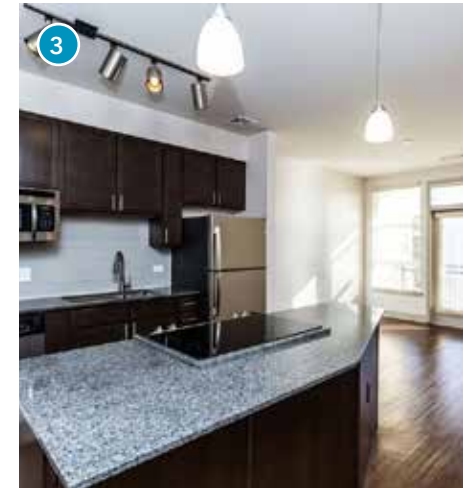
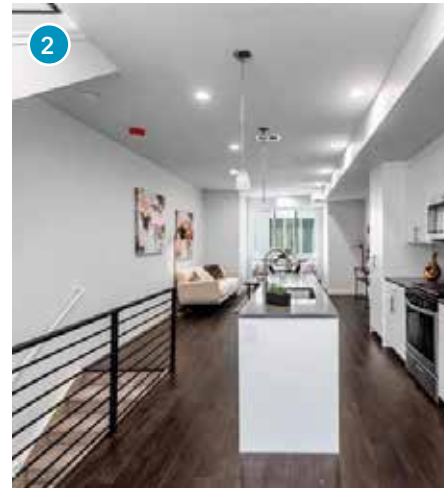
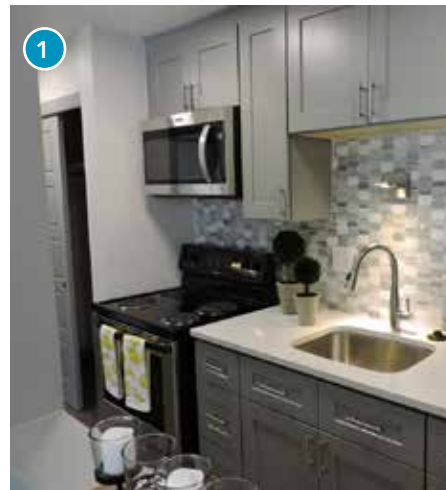
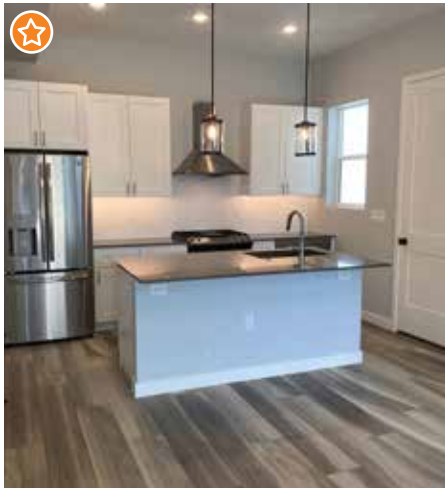
821 Corona St
Denver, CO 80218

Year Built:	2018
No. of Units:	302
Total SF:	249,118
Closed Date:	12/18/2018
Sale Price:	\$130,750,000
Sale Price / Unit:	\$432,947
Sale Price / SF:	\$524.85
Cap Rate:	N/A

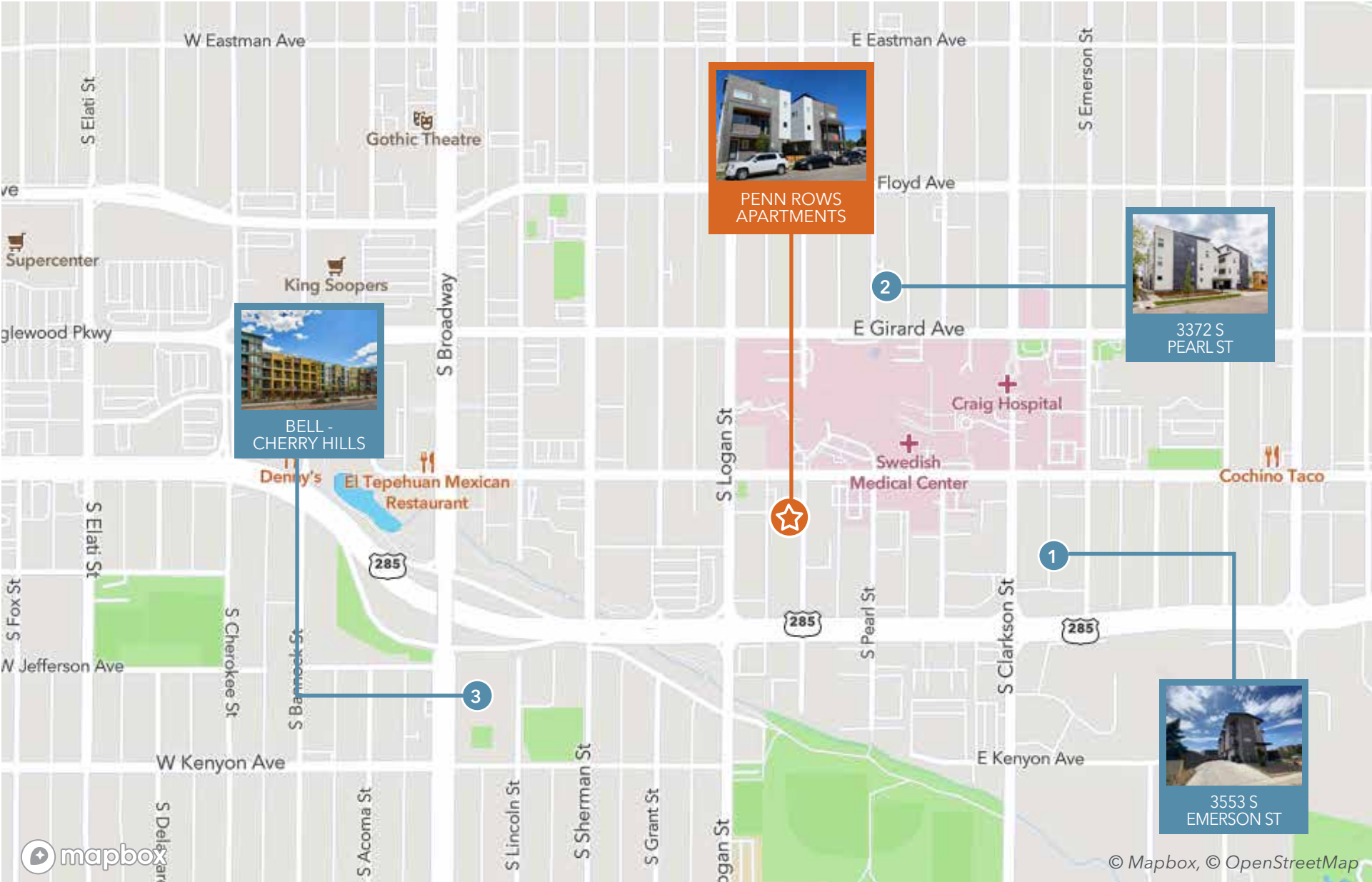
Year Built:	2017
Units:	30
Total SF:	23,909
Closed Date:	6/6/2018
Sale Price:	\$12,000,000
Sale Price / Unit:	\$400,000
Sale Price / SF:	\$501.90
Cap Rate:	N/A

RENTAL PROPERTIES SUMMARY

PROPERTY ADDRESS	TWO-BEDROOM SF	TWO-BEDROOM RENTS	TWO-BEDROOM RENT / SF
★ PENN ROWS APARTMENTS 3531-3539 S Pennsylvania St Englewood, CO 80113	1,371 - 1,413	\$2,555 - \$2,995	\$1.86 - \$2.13
3553 S EMERSON ST 1. 3553 S Emerson St Englewood, CO 80113	1,311	\$2,200	\$1.67
3372 S PEARL ST 2. 3372 S Pearl St Denver, CO 80113	1,441	\$2,680	\$1.85
BELL - CHERRY HILLS 3. 3650 S Broadway Englewood, CO 80113	1,552	\$2,495	\$1.60
TOTAL / AVG	1,434	\$2,458	\$1.70



COMPARABLE RENTAL PROPERTIES MAP





LOCATION
OVERVIEW



DEMOGRAPHICS

**116,694**

Residents

3-Mile Radius**391,403**

Residents

5-Mile Radius**37**

Avg Age of Residents

3-Mile Radius**\$65,530**

Median Household Income

3-Mile Radius**2.2**

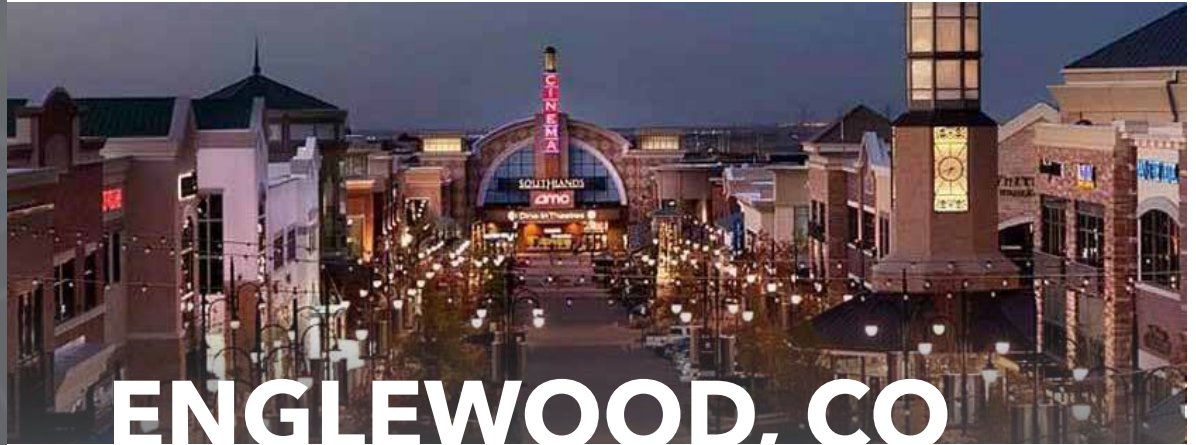
Avg Persons / Household

3-Mile Radius**1,676,811**

Total Labor Force

Denver-Aurora-Lakewood MSA**\$401,300**

Median Sale Price

Englewood City

ENGLEWOOD, CO

COMMUNITY PROFILE

Penn Rows Apartments is located at 3531-3539 South Pennsylvania Street in Englewood, CO, across the street from the Swedish Medical Center and Craig Hospital. Residents have quick access to US Highway 285 connecting to the CanAm Highway (Highway 85), providing for quick commutes to downtown Denver, just 9.0 miles north. Nearby, South Broadway also facilitates travel north to Denver and serves as a major commercial corridor with the area's shopping, dining, and service businesses within minutes. In addition to downtown Denver and the Central Business District in close proximity, the Lower Downtown Historic District (LoDo) is 8.8 miles north and Denver Pavilions and 16th Street Mall are about 7.0 miles away. Littleton is 4.2 miles south, and the Denver International Airport is 31 miles northeast.

Bus service is provided by RTD, including the most frequent bus route in the region, the 0, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district, and more.



DAILY CONVENIENCES

A sampling of conveniences in close proximity to the property are:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



SHOPPING AND DINING

Town Center at Aurora

- Located in Englewood 2.4 miles from the subject.
- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options.
- Target, Costco, Conn’s, Michaels, PetSmart, Burlington, Regal Cinemas.
- Panera Bread, Steak ‘N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings.

Aurora City Place of Greeley

- Denver Pavilions is located within 16th Street Mall.
- Features 12 movie theaters, over 40 shops and restaurants, and indoor parking.
- Banana Republic, Express, Forever 21, Sephora, Hard Rock Café, Maggiano’s Little Italy.

16th Street Mall

- Premiere shopping and dining center.
- Over 160 retailers including Macy’s, LOFT, The Container Store, Apple, Neiman Marcus.

Eateries

- Cochino Taco
- Chick-fil-A
- Santiago’s Mexican
- Golden Corral Buffet & Grill
- Buffalo Wild Wings
- Breakfast on Broadway
- Panda Express
- Cherry Hills Sushi
- Undici Italian Ristorante



RECREATION / ENTERTAINMENT

Englewood offers a small-town feel with the conveniences of big city amenities. Recreational opportunities abound in Englewood, including 11 parks, 9 athletic fields, an award-winning recreation center, a golf course, and one of the most successful senior centers in the region. In addition, the Pirates Cove Water Park offers a variety of family aquatic activities, with leisure and lap pools, river tubing, and more. Englewood Recreation Center

- Broken Tee Golf
- AMF Belleview Lanes
- Denver Zoo
- Denver Art Museum
- Landry's Downtown Aquarium
- Pepsi Center
- Sports Authority Field at Mile High
- Coors Field
- Denver Botanic Gardens



AIRPORT

Denver International Airport (DEN) - DEN facilitates non-stop service with all major carriers to over 200 destinations throughout North America; Latin America; Europe; and Asia. The airport serves nearly 70 million passengers annually.



HIGHER EDUCATION

Englewood residents have direct light rail access to two college campuses:

Arapahoe Community College - Offers comprehensive courses leading to both the Associate of Arts and the Associate of Science degrees.

Auraria Campus - Home to three colleges with 37,000 students total: The University of Colorado at Denver, the Community College of Denver, and Metropolitan State University of Denver.



HEALTH CARE

Swedish Medical Center - Swedish Medical Center is a 408-bed acute care hospital located in Englewood. It is operated by HealthONE Colorado, a joint venture between Hospital Corporation of America and The Colorado Health Foundation. Swedish Medical Center is a Level I Trauma Center, and cares for more than 200,000 patients annually with a team of more than 2,000 dedicated employees, including more than 1,400 physicians, making it the city's largest employer.

Craig Hospital - Located adjacent to the Swedish Medical Center, Craig Hospital specializes in spinal cord injury (SCI) rehabilitation and traumatic brain injury (TBI) rehabilitation. The hospital is Englewood's second-largest employer.

DESTINATION ENGLEWOOD, CO

Located on the southern border of Colorado’s capital city, Denver, the city of Englewood is approximately seven square miles and home to approximately 35,200 residents and 2,400 businesses. Due to easy access to two light rail train stations and the state and U.S. highway systems, Englewood’s location offers short

and convenient commutes to other areas within the Denver Metro Area and the Rocky Mountain range. The city’s mixed housing and retail environment encourages a pedestrian community, and the city’s economy is comprised of retail, industrial, manufacturing, health care, and service sectors.

The city features a significant commercial industry of over 1.74 million square feet of office space, 2.8 million square feet of retail space, and nearly 8.0 million square feet of industrial space.

Englewood is a part of the 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area, the 19th most populous U.S. metropolitan

statistical area, while the broader 12-county Denver-Aurora, CO Combined Statistical Area has an estimated population of more than 3.4 million residents and is the 16th most populous U.S. metropolitan area. This bustling metropolis, one of the fastest growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle and urban, as well natural, amenities. With appealing business opportunities for both corporate employers as well as entrepreneurs, award-winning transit and mobility, excellence in education, and a healthy housing market, Denver is strengthening its reputation as one of America’s most livable cities.

Englewood offers a strong economic base supported by **127 office buildings, 339 retail buildings, and 494 industrial buildings.**

CITY OF ENGLEWOOD LARGEST EMPLOYERS

EMPLOYER	EMPLOYEES
HealthONE Swedish Medical	2,041
Craig Hospital	815
Encore Electric	560
Englewood School District	491
City of Englewood	425
Groove Toyota	420
Karcher North American	367
MetroCommunity Providers	331
Veolia Transportation	295
Regional Transportation District	251

Sources: Greystone Research; U.S. Census Bureau; U.S. Bureau of Labor; Wikipedia; Google Maps; CoStar; City of Englewood; Greater Englewood Chamber of Commerce; Arapahoe County; Zillow; CensusReporter; Denver International Airport.

AURORA CITY

35,186
People

66
Square Miles

5,331.3
People / Square Mile

DENVER-AURORA-LAKEWOOD MSA

19th
Largest MSA In U.S.

3,038,931
People

8,344.9
Square Miles

364.2
People / Square Mile

CHERRY HILL NEIGHBORHOOD

The Cherry Hill neighborhood of Englewood is one of the most vibrant, walkable areas (Walk Score 84) of the Denver metropolitan region, hosting world-class healthcare, an abundance of restaurants and service businesses, and ease of transportation with light rail, main arterial roads such as S Broadway and S University Blvd, and quick access to the metro's interstate system - all bolstering the economic vitality of the area.

22,489

POPULATION

10,600

HOUSEHOLDS

\$67,569

MEDIAN HOUSEHOLD
INCOME

961

BUSINESSES

10,000

EMPLOYEES

50+

RESTAURANTS,
CAFES, EATERIES

53%

BACHELOR'S DEGREE OR HIGHER,
EXCEEDING DENVER METRO AREA AT 45%

COMMERCIAL REAL ESTATE SPACE*

OFFICE

RETAIL

INDUSTRIAL

125

BUILDINGS

332

BUILDINGS

486

BUILDINGS

1,695,686

SQUARE FEET

2,728,983

SQUARE FEET

7,943,776

SQUARE FEET

* City of Englewood, 2018



More than 5,000 patients, guests, and employees visit the Swedish Medical Center and Craig Hospital medical campuses each day



THE SWEDISH MEDICAL CENTER

The Swedish Medical Center serves as one of the most defining attributes of Cherry Hill and is the neighborhood's largest employer. The award winning hospital is also spurring new investment in the area, with the addition of the Synergy Medical Center, with a scheduled delivery in fall 2020. In addition, Craig Hospital solidifies Englewood as a leader in healthcare for the Denver metropolitan area.

Swedish Medical Center is a 408-bed acute care hospital operated by HealthONE Colorado, a joint venture between Hospital Corporation of America and The Colorado Health Foundation. The hospital is a Level 1 Trauma center and a comprehensive stroke center that has served patients from 40 states.

- Member Of The Community For More Than 110 Years
- 2,000 Employees
- 1,400 Physicians
- 500 Volunteers
- 408 Beds; 68 Critical Care Beds
- Four Jv Ambulatory Surgery Centers
- Nicu, Picu And 8 Specialty Nursing Units
- Two Residency Programs; Third Planned
- Three Emergency Departments

Free City Shuttle Service Brings Rtd Light Rail Commuters Directly To The Campus

AWARDS & HONORS

Swedish Medical Center is a recipient of the Healthgrades 2019 Patient Safety Excellence Award™. This distinction places Swedish among the top 5% of all short-term acute care hospitals reporting patient safety data as evaluated by Healthgrades, the leading online resource for information about physicians and hospitals.

- American Heart Association Get With The Guidelines Gold Plus Award for Heart Failure
- Healthgrades Patient Safety Excellence Award (top 5% of all hospitals in the country)
- The Leapfrog Group 'A' Rating (third party organization that rates hospital safety and quality)
- Colorado Parent magazine Family Favorite Top 5 Hospital or Health Clinic
- Women's Choice Award - 2019 America's Best Breast Center
- Women's Choice Award - 2019 America's Best Hospitals for Obstetrics
- Women's Choice Award - 2019 America's Best Hospitals for Orthopedics
- Women's Choice Award - 2019 America's Best Stroke Centers
- Women's Choice Award - 2019 America's Best Hospitals for Cancer Care
- U.S. News & World Report - Regionally ranked No. 12 in Colorado and No. 8 in Denver metro
- Comprehensive Stroke Center Certification by The Joint Commission
- Hospital Compare - 4-Star Overall Rating
- Accredited by the American College of Surgeons Commission on Cancer



INVESTMENT

Synergy Medical Center is a \$28 million medical office building currently under construction at the Swedish Medical Center campus. The new state-of-the-art Class AA Building is expected to complete in fall 2020 and contains covered parking and direct accessibility to the hospital main entrance.

Medical tenants committed to the project include an ambulatory surgery center, neurologists, orthopedic surgeons, plastic surgeons and other complementary practices.

The retail spaces are designed to include a full-service restaurant, a nationally branded coffee shop, and other businesses to serve the more than 5,000 patients, guests, and employees who visit the Swedish and Craig Hospital medical campuses each day.

- 88,000 square feet of medical office space
- 14,000 square feet of first-floor retail space
- High occupancy of 95% past two years

SPECIALTY CARE

Craig Hospital - Located adjacent to the Swedish Medical Center, Craig Hospital is a world-renowned hospital specializing in spinal cord injury (SCI) rehabilitation and traumatic brain injury (TBI) rehabilitation. The hospital is Englewood's second-largest employer.

- 93-bed Hospital
- 525 Full-Time Employees
- 815 Employees Total
- Ranked among nation's top ten rehabilitation hospitals by U.S. News and World Report for 26 years
- Largest provider of care to patients with spinal cord injuries in the U.S.



GREYSTONE



UNIQUE
APARTMENT GROUP

PENN ROWS APARTMENTS

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12 UNITS | NEW CONSTRUCTION

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