

<p><b>CASE STUDY</b></p>	<p><b>PLATTE VALLEY MEDICAL PLAZA</b></p>
<p><b>QUICK GLANCE</b></p> <ul style="list-style-type: none"> <li>▶ <b>56,000 SF MOB</b></li> <li>▶ <b>Strategically located on new hospital campus</b></li> <li>▶ <b>Completed 7/07</b></li> </ul> <p><b>BENEFITS OF HCP</b></p> <ul style="list-style-type: none"> <li>▶ <b>Consistency of project team from preconstruction through building occupancy</b></li> <li>▶ <b>Early lease commitments</b></li> <li>▶ <b>Building opened concurrent with new Hospital</b></li> </ul> <p><b>SERVICES PROVIDED</b></p> <ul style="list-style-type: none"> <li>▶ <b>Physician Relations</b></li> <li>▶ <b>Preconstruction</b></li> <li>▶ <b>Leasing</b></li> <li>▶ <b>Tenant Finish Consulting</b></li> <li>▶ <b>Property Management</b></li> </ul>	<p>1606 Prairie Center Parkway, Brighton, Colorado</p> <p><b>THE CHALLENGE</b></p> <p>Platte Valley Medical Center (Owner) developed a new Hospital with an attached 56,000 square foot Medical Office Building in Brighton which opened July, 2007. The challenge for Health Connect Properties, Inc. (HCP) was to lease the building, coordinate the construction of the core/shell and physician tenant spaces and commence management of the building concurrent with the development and construction of the hospital. In addition, HCP assisted the Hospital in exploring the possibility of physician ownership in the medical office building.</p> <p><b>THE SOLUTION</b></p> <p>The Hospital awarded Health Connect Properties (HCP) the contract for the new medical office building (MOB) to provide preconstruction services, leasing services, tenant finish coordination services and property management services. Preconstruction services include the development of the MOB project budget and schedule, project management of the core/shell portion of the MOB, interfacing with the overall Project Manager for the hospital campus, and assisting in the development of a physician ownership structure. HCP also provided all leasing services from physician identification through lease negotiation and execution in addition to coordinating the space planning and construction phases of each tenant space through final punchlist, signoff and occupancy. HCP then provided all property management services for the building beginning with the development of a property management plan prior to building occupancy and has managed the building since July, 2007. The transition from construction to property management was virtually seamless. In addition to the property management assignment, HCP continues to consult with the Owner on its various other real estate related projects. HCP assisted in the establishment and build out of an off-site clinic and is currently working on an additional clinic.</p>
	<p><b>REFERENCES</b></p> <p>John Hicks, CEO of Platte Valley Medical Center (303) 498-1601  Harold Dupper, VP Finance, Platte Valley Medical Center (303) 498-1601</p>
	