



## The Urology Center of Colorado

2777 MILE HIGH STADIUM CIRCLE, DENVER, COLORADO

### Quick Glance

- 55,000 SF Medical Office Building
- Completed December 2006
- Includes 26,000 SF surgery center

### Benefits

- Smooth transition of new tenant occupancy
- Experienced medical office building management
- Warranty program control

### Services

- Property Management
- Physician Relations
- Lease Administration
- Construction to Building Opening Transition
- Vendor Relations
- Owner Liaison
- Ownership Change in 2010

### THE CHALLENGE

The Urology Center of Colorado (TUCC) was owned jointly by a group of physicians and a surgery center (partly owned by a national hospital group). The building consists of a 26,000 square foot surgery center with the remainder leased to a large urology tenant who was also an owner of the building and the surgery center. The challenge was to coordinate a seamless transition from construction turnover through tenant occupancy to normal building operations and then continue with the facility management, tenant relations, and lease administration.

### THE SOLUTION

Development Solutions Group (DSG), the Asset Manager and Developer for the Owner, awarded Health Connect Properties (HCP) the management contract for this new medical office building to provide on-going facility management, tenant relations, and lease administration services to the property and ownership. HCP was also charged with securing all the new contract services required for the operation of the facility upon its turnover from construction. HCP coordinated the tenant move-in process and acted as the liaison between the physician tenants, the asset manager, and the general contractor to finalize punch list items, signage, and lease issues. HCP prepared the initial first year operating budget and assisted DSG with this on an annual basis. HCP managed and controlled the warranty process to a successful conclusion with the general contractor twelve months after completion. HCP handled all the day-to-day tenant and building issues, developed good relationships with the tenants and surgery center, directed all contract service vendors, handled all building payables, and worked directly with DSG to provide and maintain a clean, safe, and attractive facility for tenants, owners, and patients to enjoy. In 2010, the building was purchased by a limited liability company out of California and HCP was fortunate to maintain the property management which allowed for another smooth transition for the tenants.

### REFERENCE

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