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UCHealth's new outpatient health center to provide primary care, specialty care and a surgery center for Denver, Cherry Creek residents

Five-story building with four-level underground parking garage at 100 Cook Street brings access to advanced care and clinical trials close to home

Aurora, Colo. (February 16, 2017) – Patients throughout Cherry Creek and metro Denver will soon have access to additional health care options, close to home, at UCHealth's new health center at the intersection of First Avenue and Cook Street in Denver. Providers at the new building will offer primary and advanced care, including cancer care, women's care, additional specialties, state-of-the-art imaging, and an outpatient surgery center.

"This new health center exemplifies UCHealth's vision for helping people live extraordinary lives by providing advanced care, close to home," said Elizabeth Concordia, president and CEO of UCHealth. "We are focused on using innovation and technology in medicine to ensure both the best outcomes for our patients and also to improve the experience and service we provide."

Expert physicians from the University of Colorado School of Medicine will provide many of the services at the new health center including access to clinical trials and nationally recognized specialists.

"As the only academic medical center in the region, University of Colorado Hospital can provide advanced treatments found nowhere else in our region," said University of Colorado Hospital President and CEO Will Cook. "However, patients shouldn't have to drive to Aurora for every appointment. This new location will provide many of these services in a more convenient location."

The new, five-story, 89,000-square-foot building is being designed and constructed through a partnership with Brookhaven Capital Partners. Designed by Denver-based award-winning architect Davis Partnership Architects, the building will be built by Swinerton Builders, with a completion date of late 2018.

"Early last year, I identified significant unmet demand for high quality health care in Cherry Creek. We conceived and designed a world-class medical office building to fit the neighborhood. 100 Cook addresses the key factors to success in this urban location: premier quality and construction, ample parking, and convenience. We are extremely pleased to partner with UCHealth, a leading-edge health care provider. This will be our flagship asset," said Robert Jacobs, founder and managing principal of Brookhaven Capital Partners.

Special attention has been given to alleviate traffic and parking concerns in the area, with construction calling for 257 off-street parking spaces provided in a four-level underground parking garage – resulting in one of the largest parking ratios for any office building in Cherry Creek, and more than double the required parking ratio. Valet services will increase parking capacity to over 300 parking spaces, while zoning only requires 125 spaces.

“I am proud that UCHHealth is planning to open a health center in Cherry Creek North, offering primary care and specific specialty care services. UCHHealth is a leader in providing high quality health care, and having these services available to our residents will be a great benefit for all,” said Denver City Councilman Wayne New.

The plans are fully compliant with current zoning (CMX-5), well under height limits and preserving established view planes, without variances. The parking entrance off of Cook Street is designed to keep traffic flow out of the nearby residential neighborhood – vehicles enter immediately north of First Avenue and exit onto the alley and back to First Avenue. Start of construction is expected June 2017. Construction staging will be on a separate parcel on Cook Street, and construction worker parking will be in reserved parking spaces offsite with attention to neighborhood-friendly activities, minimizing impact on nearby residential properties. The facility will not receive patients via ambulance or offer emergency health care services.

“Working with the award-winning talent at Davis Partnership Architects, we wanted to set a new standard in design and architecture for Cherry Creek. We created a building that enhances the neighborhood while addressing the need for ample parking and traffic flows,” said Carl Luppens, development partner of Brookhaven Capital Partners.

“Robert and Carl charged me with setting a new standard for quality architecture in Cherry Creek. I am very proud that UCHHealth recognized that this elegant and innovative design reflects their advanced level of patient-centered medical care and their commitment to patients and neighbors,” said David Daniel, principal at Davis Partnership Architects.

About UCHHealth

UCHHealth is an innovative, nonprofit health system that delivers the highest quality medical care with an excellent patient experience. [UCHHealth](#) combines [Memorial Hospital](#), [Poudre Valley Hospital](#), [Medical Center of the Rockies](#), [UCHHealth Medical Group](#), [Broomfield Hospital](#), [Grandview Hospital](#) and [University of Colorado Hospital](#) into an organization dedicated to health and providing unmatched patient care in the Rocky Mountain West. With more than 100 clinic locations, UCHHealth pushes the boundaries of medicine, providing advanced treatments and clinical trials and improving health through innovation.

About Brookhaven Capital Partners

Based in Denver, CO, [Brookhaven Capital Partners](#) is a privately held, boutique real estate and infrastructure investment firm. We seek opportunities to deploy capital in asset classes and markets where our hands-on management expertise, proprietary value creation strategies, and deep relationships provide us with a competitive advantage. We build businesses with long-term, sustainable cash flow, and defensible position in their market while having alignment with our capital partners, employees, and communities.