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Adding value with strategic creativity combined with long-term relationships

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\$2.3 MILLION LOAN TO RE-FINANCE A LOUISVILLE MOB

Jennifer Hayes

Essex Financial Group originated a \$2.3 million non-recourse loan to refinance a medical office building in Louisville, Colorado. An exclusive correspondent life insurance company funded the loan. **Ed Boxer** arranged the loan for the long term client, for the McCaslin Healthcare Plaza located at 400 South McCaslin Blvd., formerly known as Centennial Professional Building.

Built in 1986 and renovated in 1995, the McCaslin Healthcare Plaza features 31,934 square feet

of medical office space on a 1.33 acre site. The two story building is centrally located in Louisville in close proximity to Avista Adventist Hospital, a full-service hospital with 114 beds and emergency, trauma, and intensive care services. Due to its close proximity to Avista Adventist Hospital, McCaslin Healthcare Plaza has become home to several medical office users and tenants. Centennial Valley Pediatrics recently signed a lease to occupy over 4,300 square feet in order to capitalize on the synergies between its practice and Avista's birthing center.

The property is located 5 miles southeast of Boulder along the

Denver-Boulder corridor in Louisville, CO. This close proximity to the Denver-Boulder turnpike provides the tenants with access to the surrounding Denver metro area.

