



Range Vista Professional Building, 8300 Alcott St. Westminster, CO Investment Services Group

OPPORTUNITY/CHALLENGE

Range Vista Professional Building is a 28,034 square foot Class “B” medical office building located directly across from St. Anthony’s North Hospital in Westminster, Colorado. The property was built in 1990, but lost numerous tenants due to functionality issues and a newly built competing property on the St. Anthony’s North Medical Campus. The property was forced into receivership and Transwestern was selected to provide receivership, management and disposition services.

SOLUTION

Transwestern’s Denver Investment Services Group managed a complex receivership sale that included multiple interested parties in the transaction. Working together with the receiver, the team generated 12 qualified offers, narrowing the offers down to four, for a “best and final” round. After selecting a buyer, Transwestern worked through difficult legal issues during a protracted contract feasibility period. Ultimately, Transwestern helped satisfy the lender on a discounted payoff.

VALUE ADDED BY TRANSWESTERN

- Generated multiple competitive bids;
- Found a buyer patient enough to work through multiple legal issues;
- Assisted in negotiating the lender’s discounted payoff.