

1,539 SF FREESTANDING BUILDING | \$345,000 (\$224 PSF)

Medical Office Building For Sale or Lease

1511 E BOULDER STREET · COLORADO SPRINGS, CO 80909

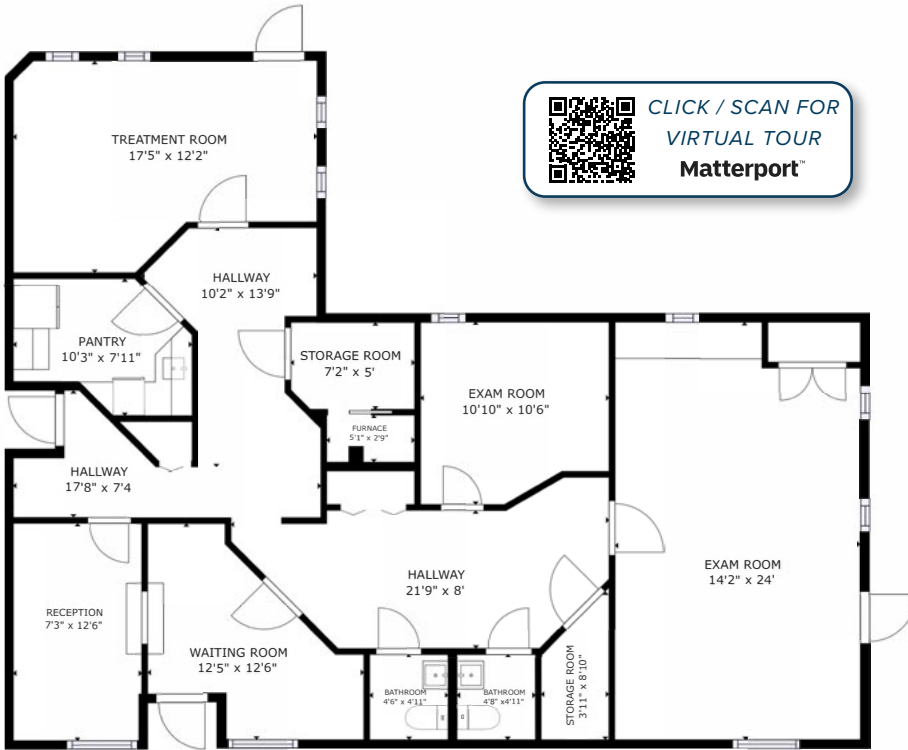


1511 E BOULDER STREET is a freestanding medical office building positioned directly across from UCHealth Memorial Hospital Central and the U.S. Olympic & Paralympic Training Center. This 1,539 SF single-story building features a fully built-out clinical layout with exam rooms, private offices, and a dedicated reception area, making it an ideal fit for a physician group, specialist practice, or healthcare-adjacent user. The property sits on a 6,000 SF lot with 9 surface parking spaces and prominent visibility.

- Prime medical corridor location directly across from UCHealth Memorial Hospital Central
- Adjacent to the U.S. Olympic & Paralympic Training Center
- Move-in ready clinical build-out with exam rooms, private offices, and reception
- 9 dedicated surface parking spaces on a 6,000 SF lot
- OR zoning

PROPERTY DETAILS

| | |
|----------------|----------------------------------|
| SALE PRICE: | \$345,000 |
| PRICE PER SF: | \$224.17 PSF |
| LEASE RATE: | \$2,500 / Mo. + Utilities |
| BUILDING SIZE: | 1,539 SF |
| LOT SIZE: | 6,000 SF |
| ZONING: | OR |
| YEAR BUILT: | 1977 |
| PARKING: | 9 Surface Spaces |
| PARCEL NUMBER: | 6417106003 |
| TAXES (2025): | \$4,759.12 |



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