

Centura Medical Property Portfolio

Penrose Community Hospital & St. Francis Health Center
Colorado Springs, Colorado



GRUBB & ELLIS.
From Insight to Results

Private Capital Markets



Grubb & Ellis Company has been retained as exclusive listing agent for the disposition assignment for two Centura medical properties located in Colorado Springs, Colorado. Each property is currently vacant or nearly vacant and is being offered for sale without an asking price. The sites are located in infill locales along well-established and growing residential communities providing for realistic future redevelopment potential. In addition, the current facilities can be used immediately for both office and medical office users.

CENTURA OFFERING SUMMARY

This offering may be purchased as a portfolio or each asset may be purchased individually.

FORMER PENROSE COMMUNITY HOSPITAL SITE		FORMER ST. FRANCIS HEALTH CENTER SITE	
BUILDING TYPE	Medical Facility and Medical Office Building	BUILDING TYPE	Medical Facility and Medical Office Building
ADDRESS	3205 and 3207 N. Academy Boulevard, Colorado Springs, CO 80917	ADDRESS	825 E. Pikes Peak Avenue Colorado Springs, CO 80903
RENTABLE SQUARE FEET	189,864 square feet	RENTABLE SQUARE FEET	231,488 square feet
YEAR BUILT	1974; 1993 Surgery Center	YEAR BUILT	1929; 1965; and 1975
NUMBER OF STORIES	1993 Wing, three stories 1974 Wing PCH, two stories	NUMBER OF STORIES	29 Wing, four stories 65 Wing, five stories 75 Wing, six stories
PERCENT LEASED	0%	PERCENT LEASED	0%
PARKING	495 Parking spaces	PARKING	438 Parking spaces
LAND AREA	13.71 Acres (597,207.6 square feet)	LAND AREA	9.1 Acres (396,396 square feet)
ZONING	C-6/CR CU	ZONING	OC/CR
SUBMARKET	Northeast	SUBMARKET	CBD

EXCLUSIVE ADVISORS

RIKI HASHIMOTO
Senior Vice President

Grubb & Ellis Company
(303) 572-5545
riki.hashimoto@grubb-ellis.com

DAN GROOTERS
Senior Vice President

Grubb & Ellis Company
(303) 572-5520
dan.grooters@grubb-ellis.com

TIM HARRINGTON
Executive Vice President

Grubb & Ellis Company
(303) 572-5522
tim.harrington@grubb-ellis.com

ALAN POLACSEK
Senior Associate

Grubb & Ellis Company
(303) 572-5505
alan.polacsek@grubb-ellis.com

RICH KELLY
Industrial Advisor

Grubb & Ellis/Quantum Commercial
(719) 228-3608
rich.kelly@grubb-ellis.com

The information contained herein was obtained from sources believed to be reliable, however, Grubb & Ellis Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions prior to sale or lease, or withdrawal without notice.