

MEDICAL OFFICE SPACE FOR LEASE

Sisters Grove Pavilion

6011 E WOODMEN RD., COLORADO SPRINGS, CO 80923

*Under New
Ownership!!*



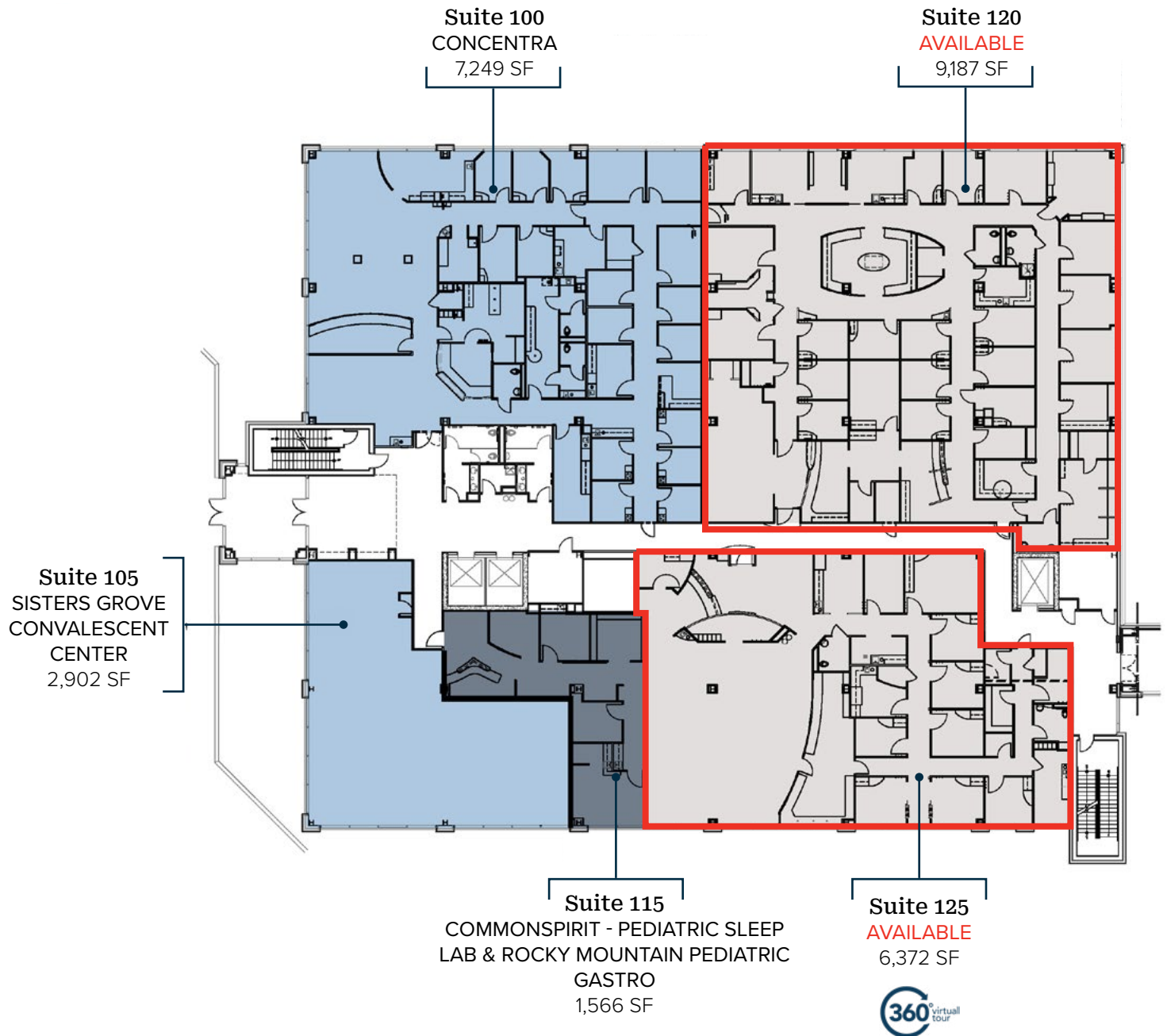
SISTERS GROVE PAVILION is a medical office building positioned and attached to CommonSpirit St. Francis Hospital on Woodmen Rd and Powers Blvd. The property provides a strategic position with easy access to major thoroughfares and residential areas, ensuring high visibility and convenience for patients and staff alike. The property benefits from tremendous growth in the city and high income demographics.

- On CommonSpirit St. Francis Hospital campus
- Attached to hospital
- Covered patient entrance and parking
- Medical gas room and emergency generator
- Tenant improvement allowance available
- Located in Colorado Springs' highest growth area and surrounded by strong healthcare demographics
- Under new ownership!

AVAILABLE SPACE:	3,942 SF - 9,187 SF
Suite 120:	9,187 SF
Suite 125:	6,372 SF
Suite 345:	3,948 SF
LEASE RATE:	Contact Broker
NNN EXPENSES (2026 Est.):	\$15.49 / SF
BUILDING SIZE:	116,367 SF
YEAR BUILT:	2007
ZONING:	PBC
PARKING:	2.20/1,000 SF 100 Covered, 150 Surface

1st Floor

6,372 - 9,187 SF AVAILABLE



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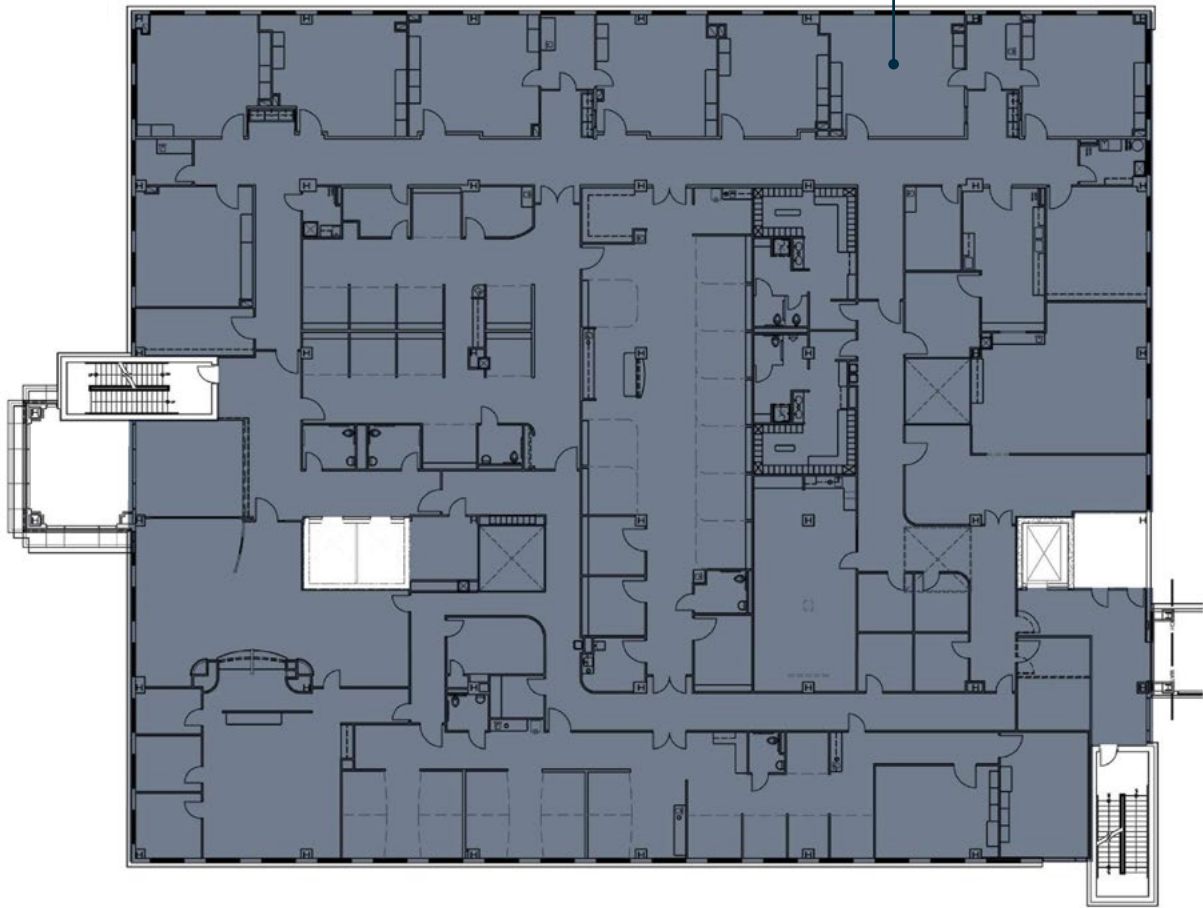
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2nd Floor

FULLY LEASED

Suite 200
AUDUBON SURGERY CENTER
30,138 SF

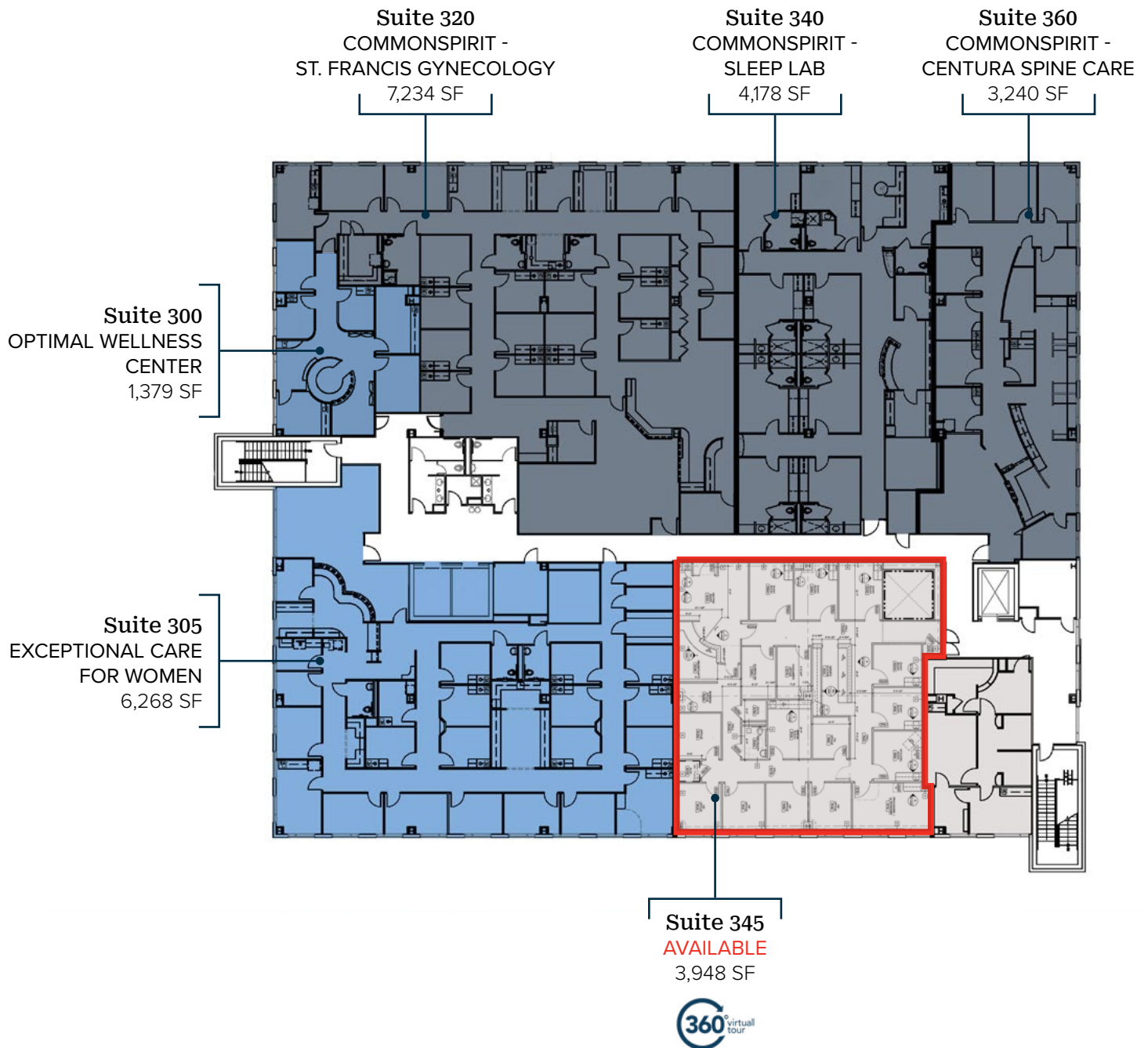


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3rd Floor

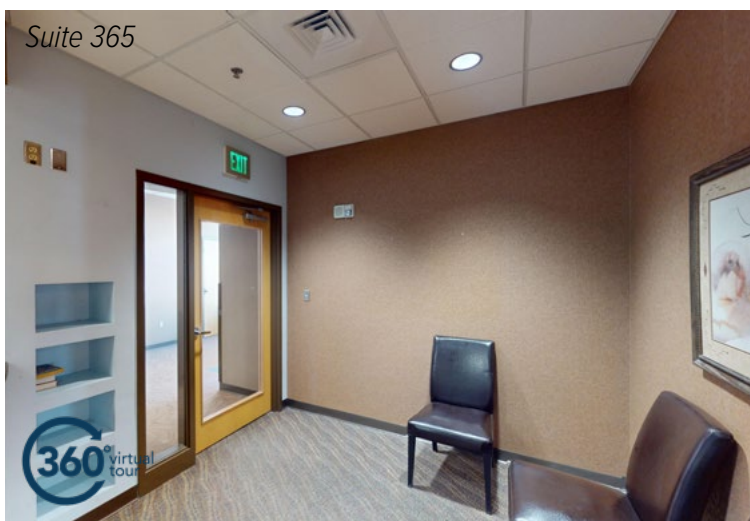
3,948 SF AVAILABLE



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Current Medical Tenants in Building



- CommonSpirit - Pediatric Sleep Lab &
- Rocky Mountain Pediatric Gastro
- CommonSpirit - Centura Spine Care
- CommonSpirit - Sleep Lab
- CommonSpirit - St. Francis Gynecology

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Site Aerial



HEALTHCARE DEMOGRAPHICS 10 Minute Drive Time



POPULATION
WITHIN 10 MIN

116,215
2024 EST.



5-YEAR
POPULATION
GROWTH RATE

3.31%



AVERAGE
HOUSEHOLD
INCOME

\$142,663
2024 EST.



COMMERCIALY
INSURED

85%
AGES 0-64



ANNUAL MEDICAL
SERVICES
SPENDING

27.5%
ABOVE NATL. AVG



5-YEAR EST. MEDICAL
SERVICES SPENDING
INCREASE

16.4%
2029 EST.

SOURCE: Esri, All Rights Reserved

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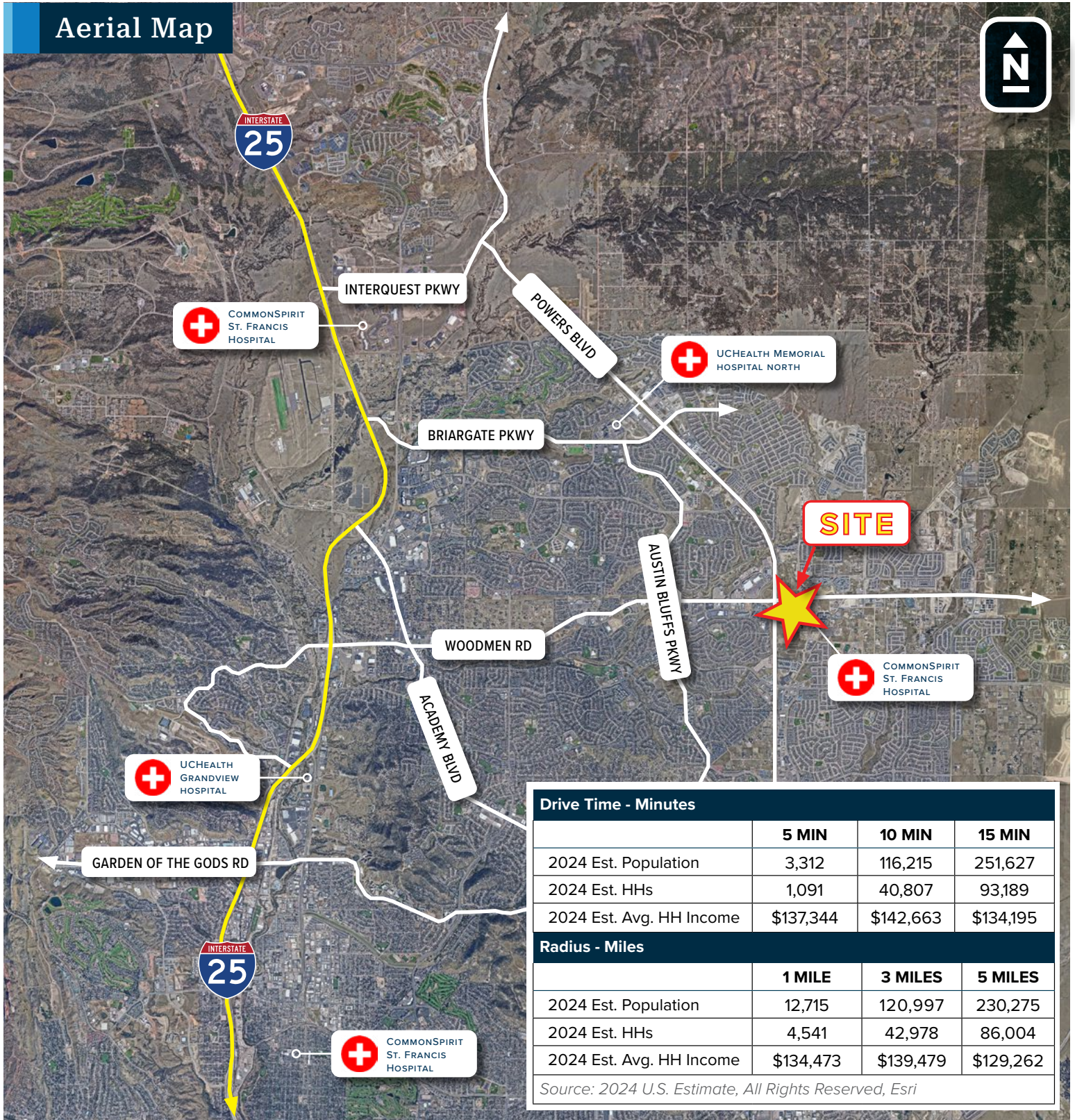
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Aerial Map



Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	3,312	116,215	251,627
2024 Est. HHs	1,091	40,807	93,189
2024 Est. Avg. HH Income	\$137,344	\$142,663	\$134,195
Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	12,715	120,997	230,275
2024 Est. HHs	4,541	42,978	86,004
2024 Est. Avg. HH Income	\$134,473	\$139,479	\$129,262

Source: 2024 U.S. Estimate, All Rights Reserved, Esri

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