

**For Lease
Medical/Office**

Lake Pointe Medical Offices

2620 Tenderfoot Hill | Colorado Springs, CO 80906



PROPERTY SUMMARY

Lake Pointe Medical Offices is located in the southern end of Colorado Springs, directly between I-25 and Hwy 115. This Broadmoor area property has Award Winning Tenants ranging from skin care, dental services, chiropractic services and more.



BUILDING FEATURES

BUILDING SIZE		14,478 SF
AVAILABLE SPACE Suite 210	SIZE	LEASE RATE
	3,388 RSF	\$18.00 PSF
NNN (Est. 2026)		\$5.03 PSF
YEAR BUILT		2004
ZONING		MX-M

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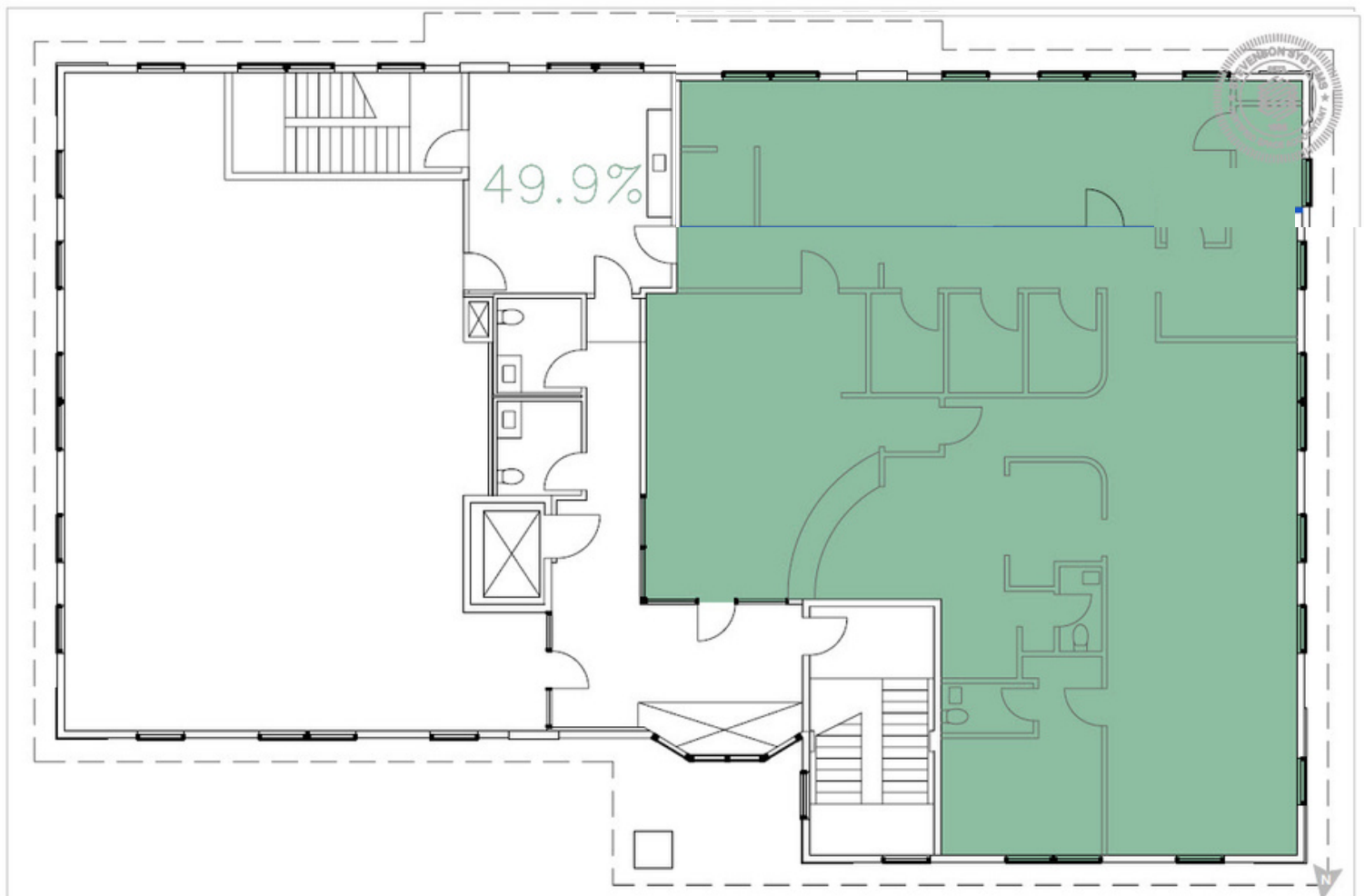


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Suite 210 | 3,388 SF



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	39,192	218,046	490,885
HOUSEHOLDS	17,804	87,376	192,939
AVE HH INCOME	\$94,587	\$90,152	\$99,389

COMBINED TRAFFIC COUNTS

Lake Avenue	Tenderfoot Hill Street E	27,891	VPD	2025
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*Sourced by CoStar

Surrounding businesses and restaurants:



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