

**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

<b>BUILDING SIZE</b>	14,478 SF	
<b>AVAILABLE SPACE</b>	<b>SIZE</b>	<b>LEASE RATE</b>
• Suite 10 (Lower)	1,882 RSF	\$15.00 PSF
• Suite 20 (Lower)	1,182 RSF	\$15.00 PSF
• Suite 210	3,388 RSF	\$18.00 PSF
<b>NNN (Est. 2026)</b>	\$5.03 PSF	
<b>YEAR BUILT</b>	2004	
<b>ZONING</b>	MX-M	

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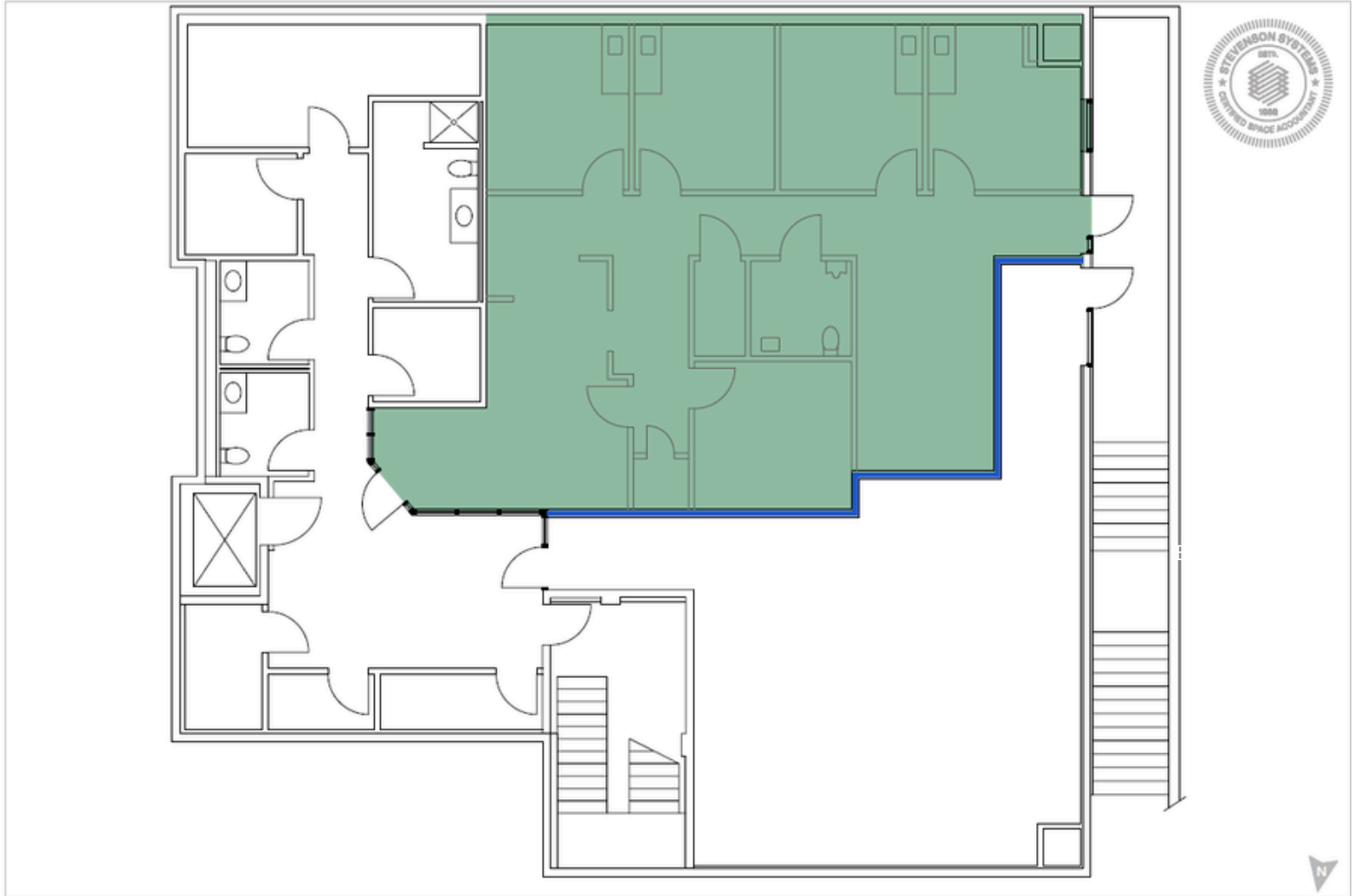


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Suite 10 | 1,882 SF



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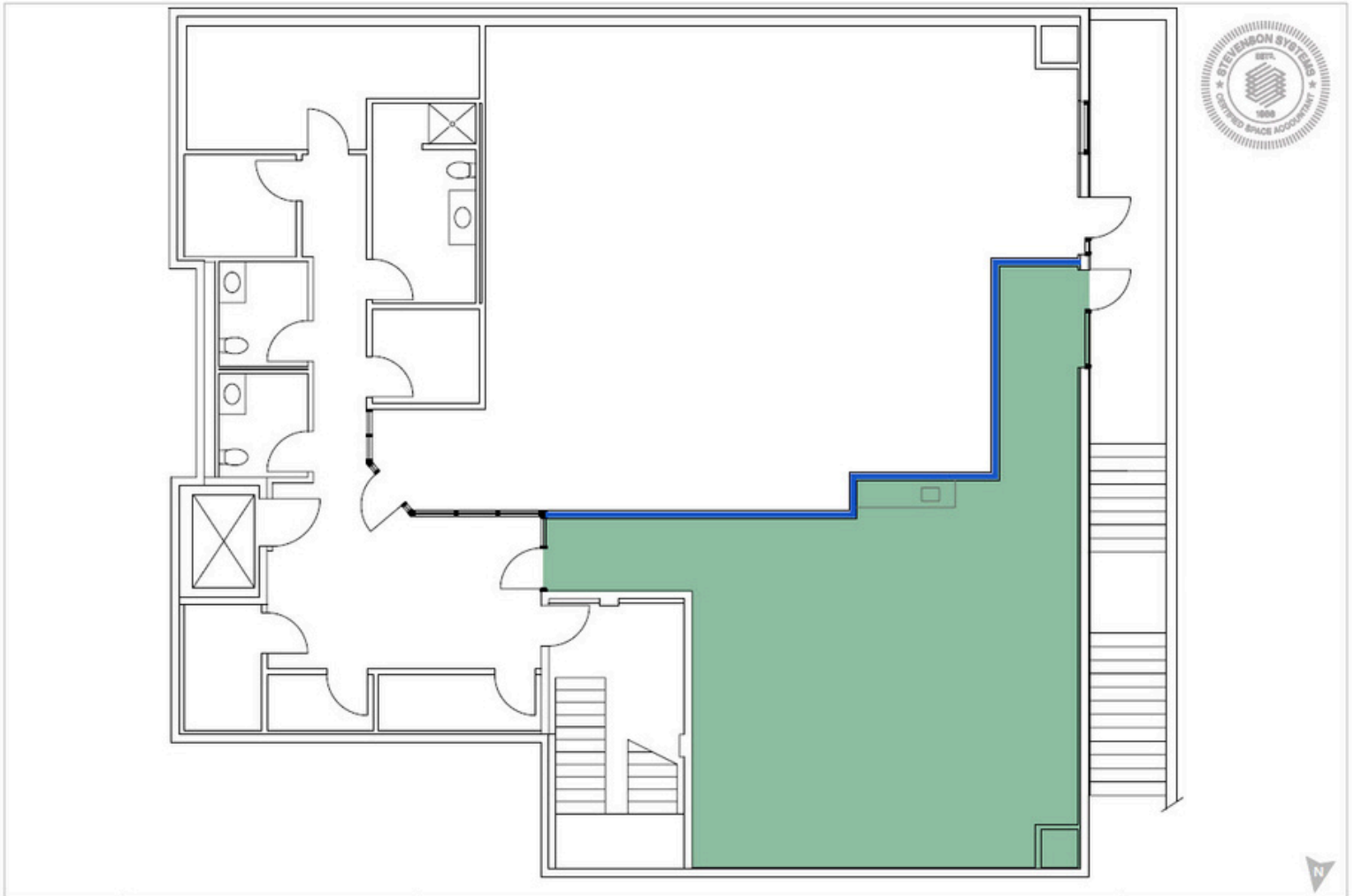


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Suite 20 | 1,182 SF



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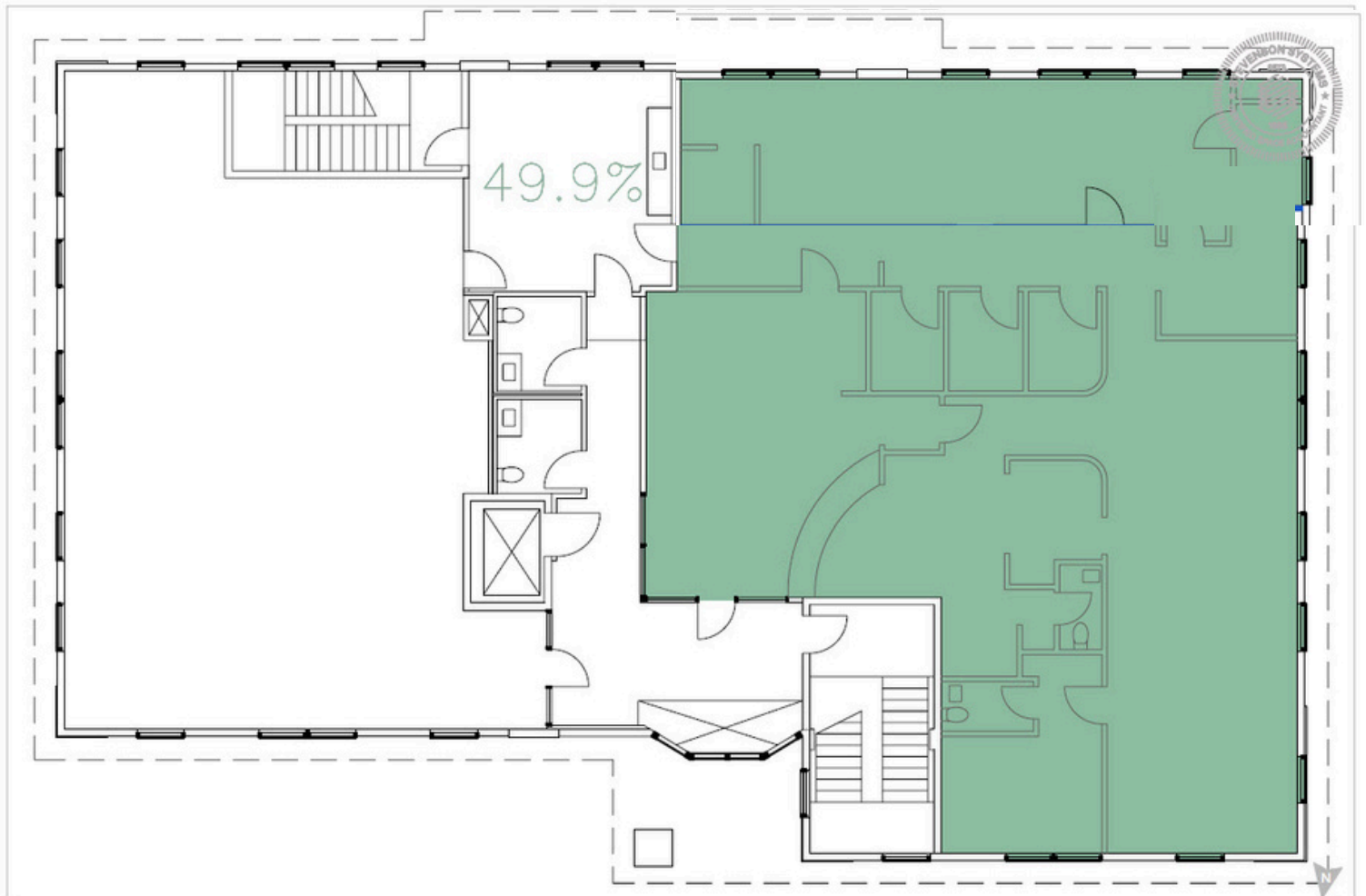


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Suite 210 | 3,388 SF



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	11,816	84,845	219,053
<b>HOUSEHOLDS</b>	5,421	35,583	87,405
<b>AVE HH INCOME</b>	\$73,891	\$135,362	\$128,023

## COMBINED TRAFFIC COUNTS

Lake Avenue	Tenderfoot Hill Street E	27,098	VPD	2022
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\*Sourced by CoStar

## Surrounding businesses and restaurants:



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