

# MEDICAL OFFICE BUILDING FOR SALE & LEASE

## RARE OWNER-USER OPPORTUNITY



1880 Willow Park Way  
Monument, CO 80132



ASKING PRICE (Entire Property)

**\$1,950,000**  
( \$254/SqFt )



LEASE RATE (Suite 101)

**Contact Broker**

**Michael Suggs | Principal**

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AVAILABLE UNITS FOR LEASE

**Suite 101**  
( ±2,000 SqFt )

### PROPERTY HIGHLIGHTS

- Rare owner-user medical office opportunity in the heart of Monument
- Excellent visibility and convenient access directly off I-25
- Well-maintained medical office building with flexible layout for a variety of healthcare or professional users
- Ample on-site parking for staff and patients
- Strong surrounding demographics with continued residential and commercial growth in the Monument corridor
- Ideal for medical, dental, orthodontic, wellness, or general office users seeking a presence in one of the area's most desirable submarket



ZONING

**CC** ( Commercial Center )



BUILDING SIZE

**±7,656** SqFt



LOT SIZE

**±1.24** Acres



YEAR BUILT

**1997**

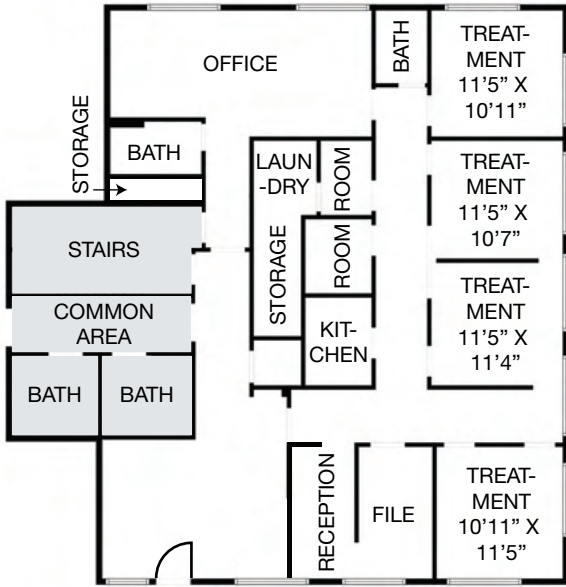
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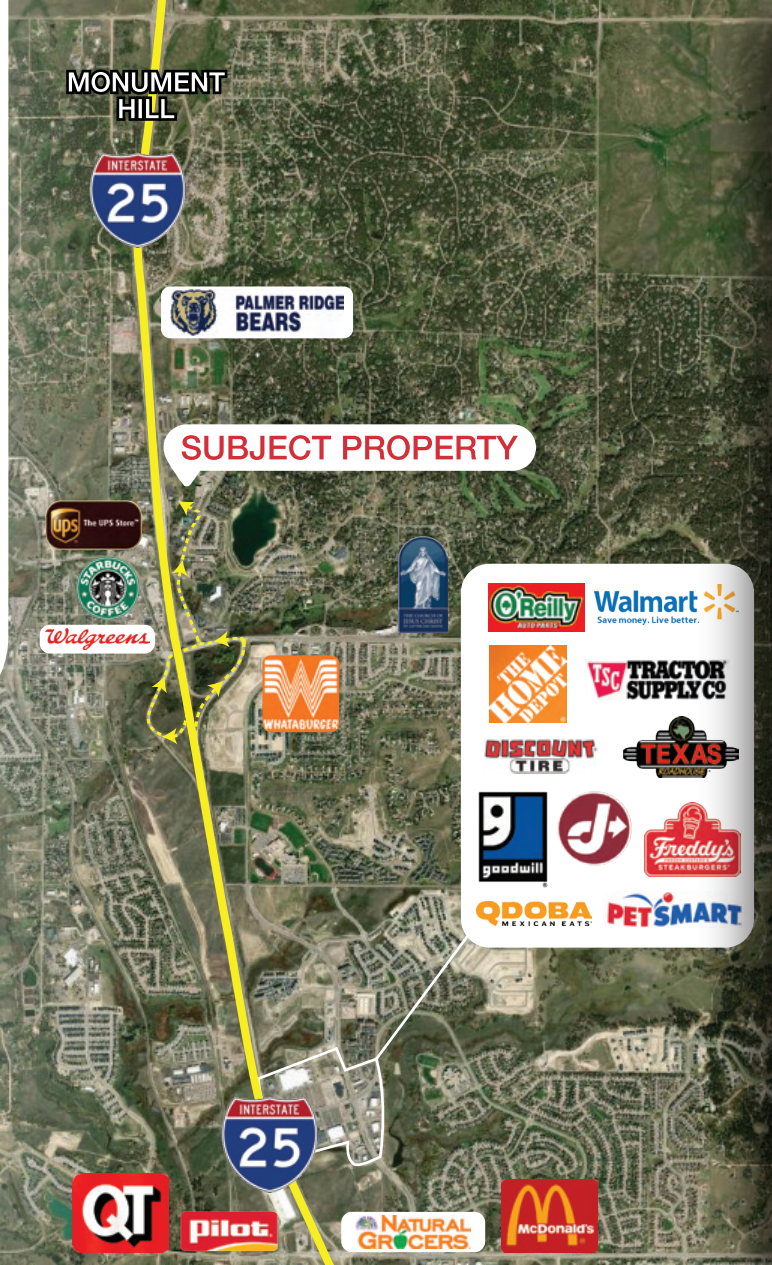
# SUITE 101 FLOOR PLAN



SCAN TO WATCH PROPERTY VIDEO



**DRIVE TIMES**  
**DEN 54 min**  
**COS 22 min**



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