

MEDICAL OFFICE SPACE FOR LEASE

Printers Park Medical Plaza

175 S UNION BLVD., COLORADO SPRINGS, CO 80910

EXISTING SURGERY CENTER AVAILABLE!



PRINTERS PARK MEDICAL PLAZA is a three-story, Class A medical office building located just a few minutes away from Memorial Hospital's main campus. Memorial Hospital services currently occupy approximately 45% of the building.

Services provided at Printers Park Medical Plaza include audiology, breast care, disease and wellness, pathology lab, radiology, wound care center, orthopedics, obstetrics/gynecology, neurology, vascular surgery, orthotics/prosthetics and internal medicine. In addition, Printers Park Medical Plaza has a surgery center as well as several rehabilitation facilities.

- **Existing surgery center available with (6) Operating Rooms, (2) Procedure Rooms, Pre-Op & Post-Op rooms**
- **Landlord will deliver surgery center to 2018 FGI guidelines**
- Competitive lease rates and Generous TI Package
- Exterior building signage available
- Balanced Mix of Healthcare Providers
- 24/7 on-call maintenance available
- Ample Surface Parking
- Convenient Central Location – easy access to I-25
- On-Site Management Staff
- On-Site Security from 5:00am to 7:30pm
- On-Site Storage available for Lease

PROPERTY FACTS

BUILDING SIZE:	226,448 SF
ZONING:	MX-N/CR
LEASE RATE:	\$18.00 / SF NNN
NNN EXPENSES:	\$11.27 / SF (2026 Est.)
TOTAL PARKING:	823 Spaces (3.65:1,000 SF)

AVAILABLE SUITES

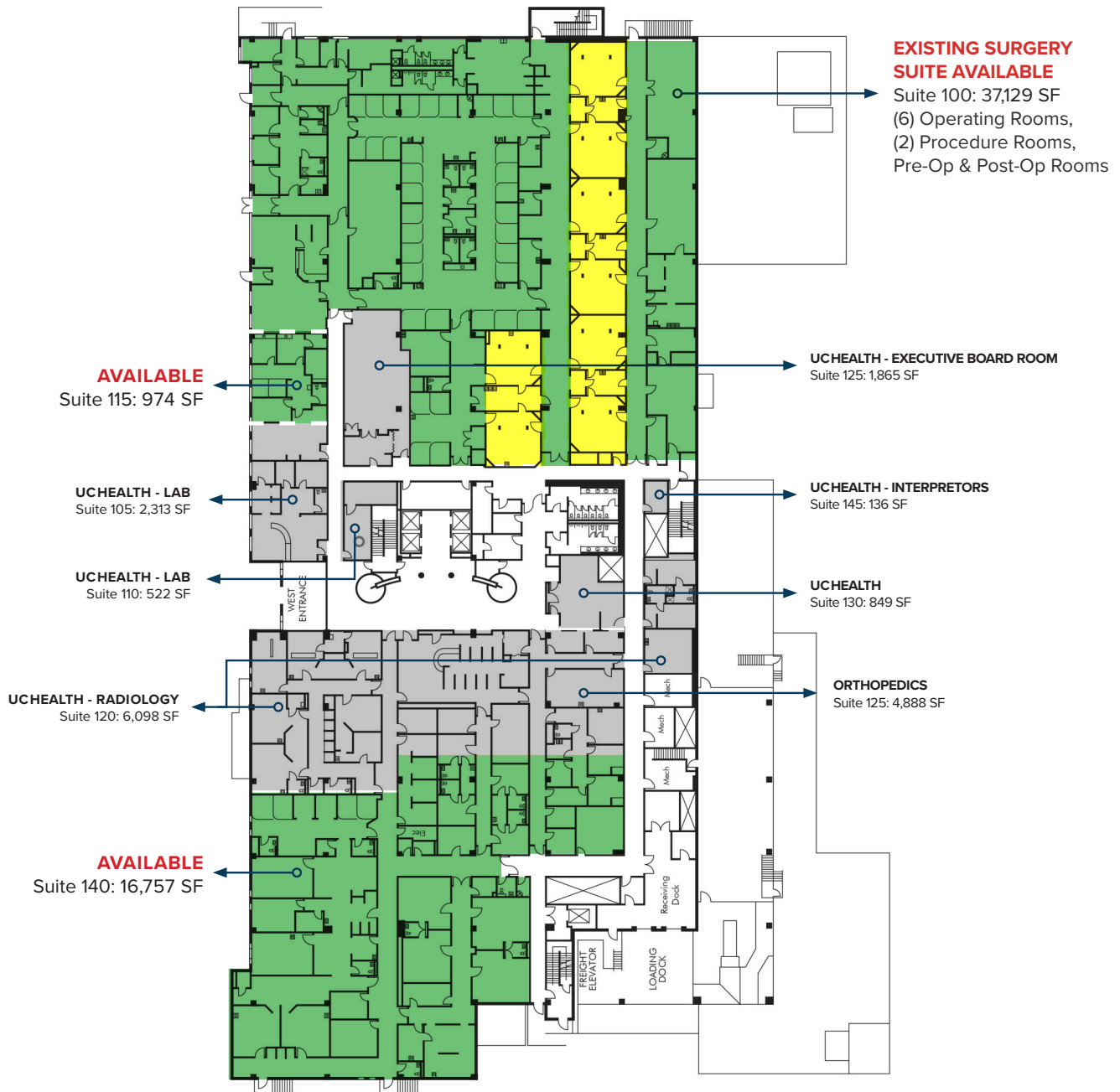
SUITE 100:	37,129 SF <i>Existing Surgery Center</i>
SUITE 115:	974 SF
SUITE 140:	16,757 SF
SUITE 200-A:	22,856 SF
SUITE 240:	1,733 SF
SUITE 255-B	3,348 SF
SUITE 345:	2,326 SF
SUITE 370:	3,942 SF
SUITE 025:	7,753 SF
FORMER DELI:	1,313 SF
TOTAL RSF AVAILABLE:	98,131 RSF



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FIRST FLOOR | PRINTERS PARK MEDICAL PLAZA



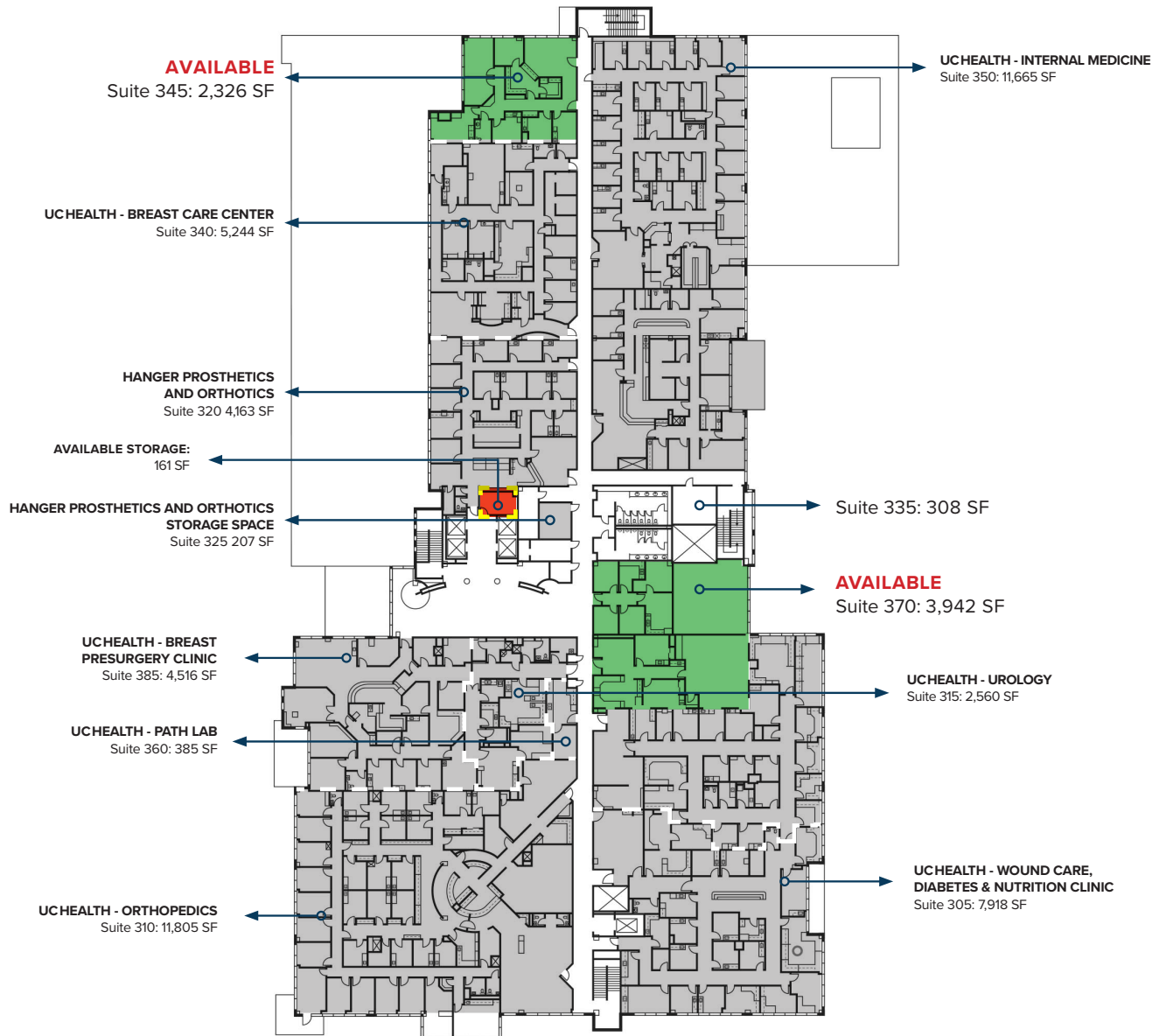
■ **AVAILABLE SPACE** ■ **LEASED SPACE** ■ **AMBULATORY SURGERY CENTER**

102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.olivereg.com

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THIRD FLOOR | PRINTERS PARK MEDICAL PLAZA



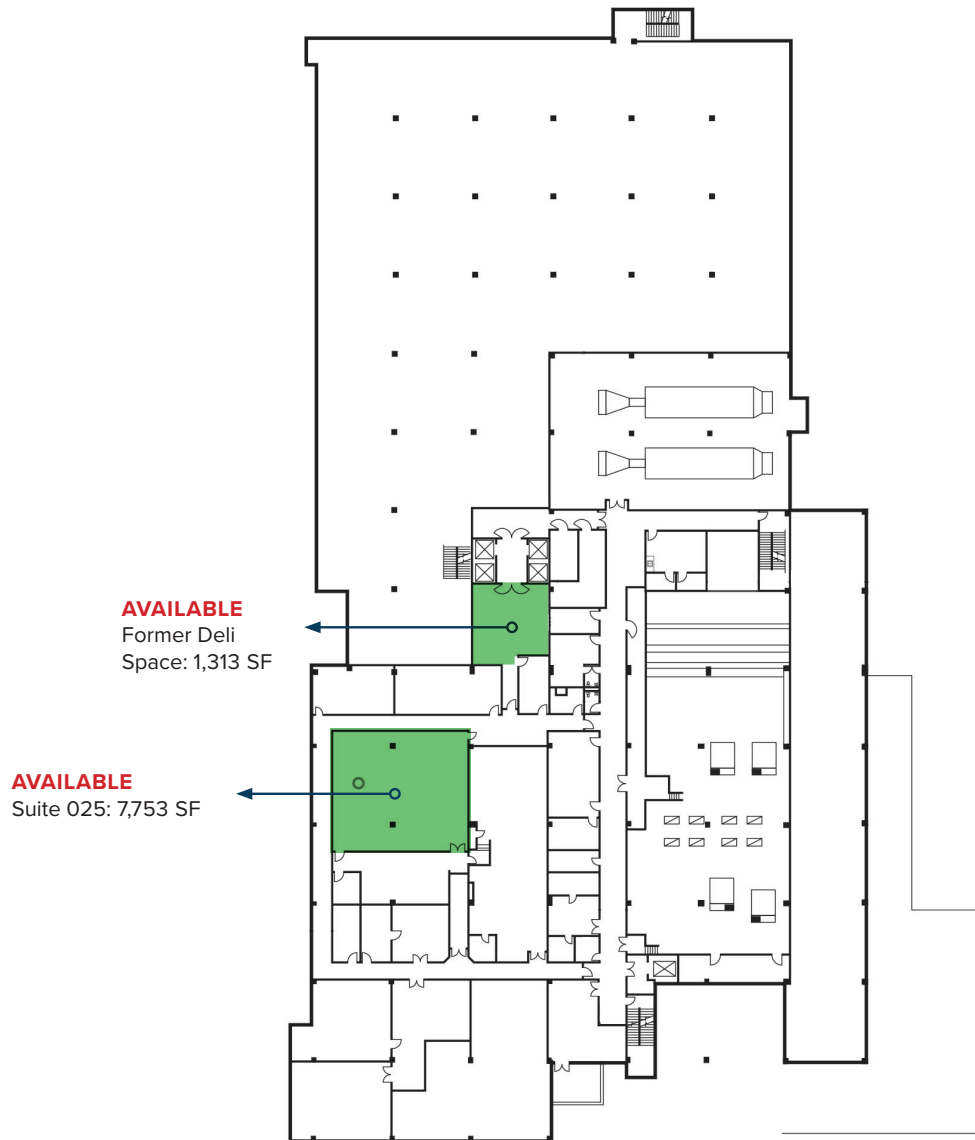
■ **AVAILABLE SPACE**
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BASEMENT FLOOR | PRINTERS PARK MEDICAL PLAZA



AVAILABLE STORAGE

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HEALTHCARE DEMOGRAPHICS COLORADO SPRINGS



**ANNUAL
POPULATION
GROWTH RATE**

2010 to 2024
15.02%



**POPULATION,
COLORADO
SPRINGS**

2025 EST.
709,000



**COMMERCIALLY
INSURED**

92%
AGES 0-64



**AVERAGE
HOUSEHOLD
INCOME**

2024 EST.
\$71,957



**2025 ESTIMATED
SPENDING INCREASE**

2025 EST.
23.7%



**ANNUAL MEDICAL
EXPENDITURES**

43%
ABOVE NATL. AVG

SOURCE: eSite Analytics, 2019, 2020 US Census, All Rights Reserved, Alteryx, Inc.

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