

**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	SIZE	LEASE RATE
	• 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
NNN (Est. 2025)		\$9.50 PSF
YEAR BUILT		2004
ZONING		PBC

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13540 Northgate Estates Dr, STE 110
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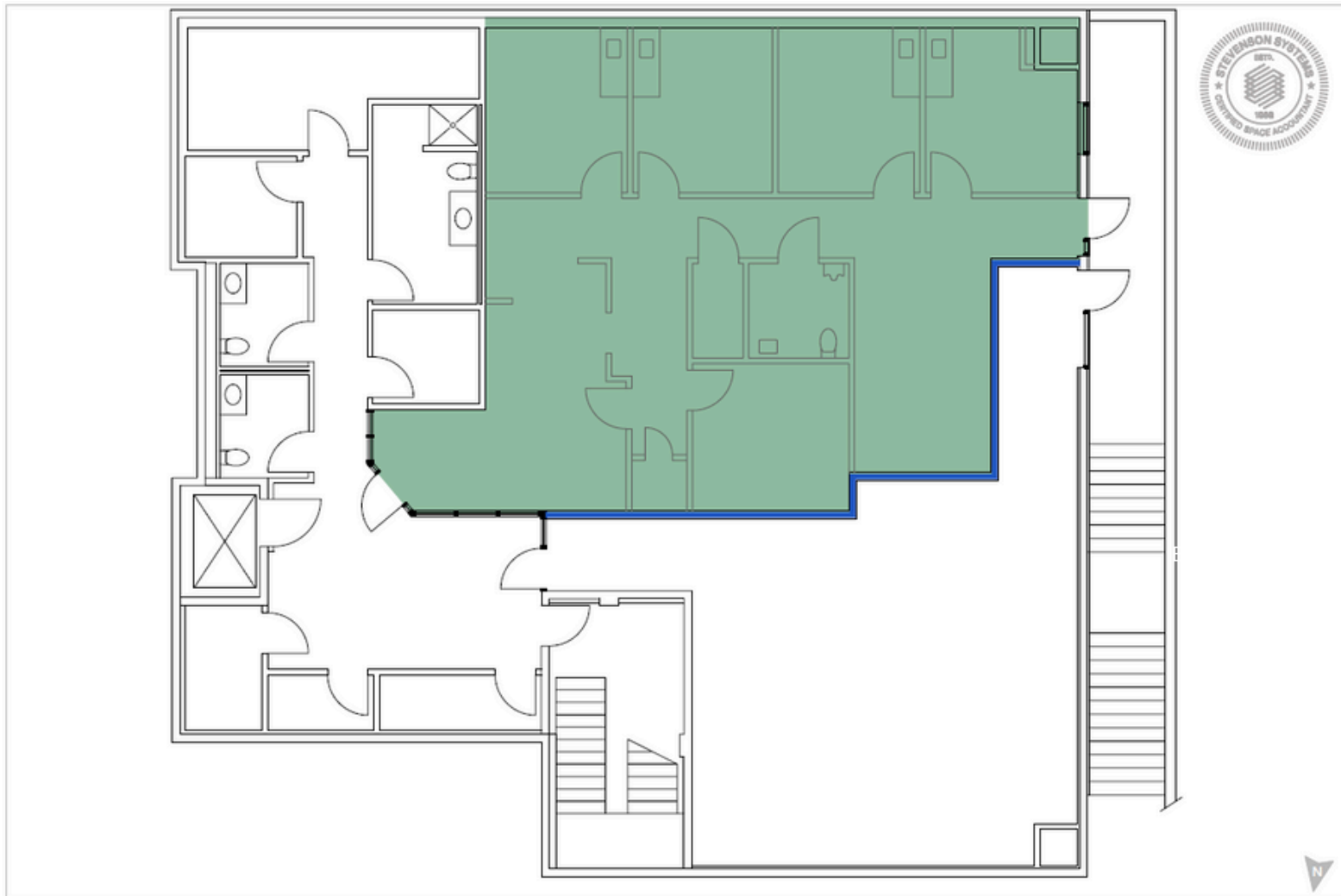


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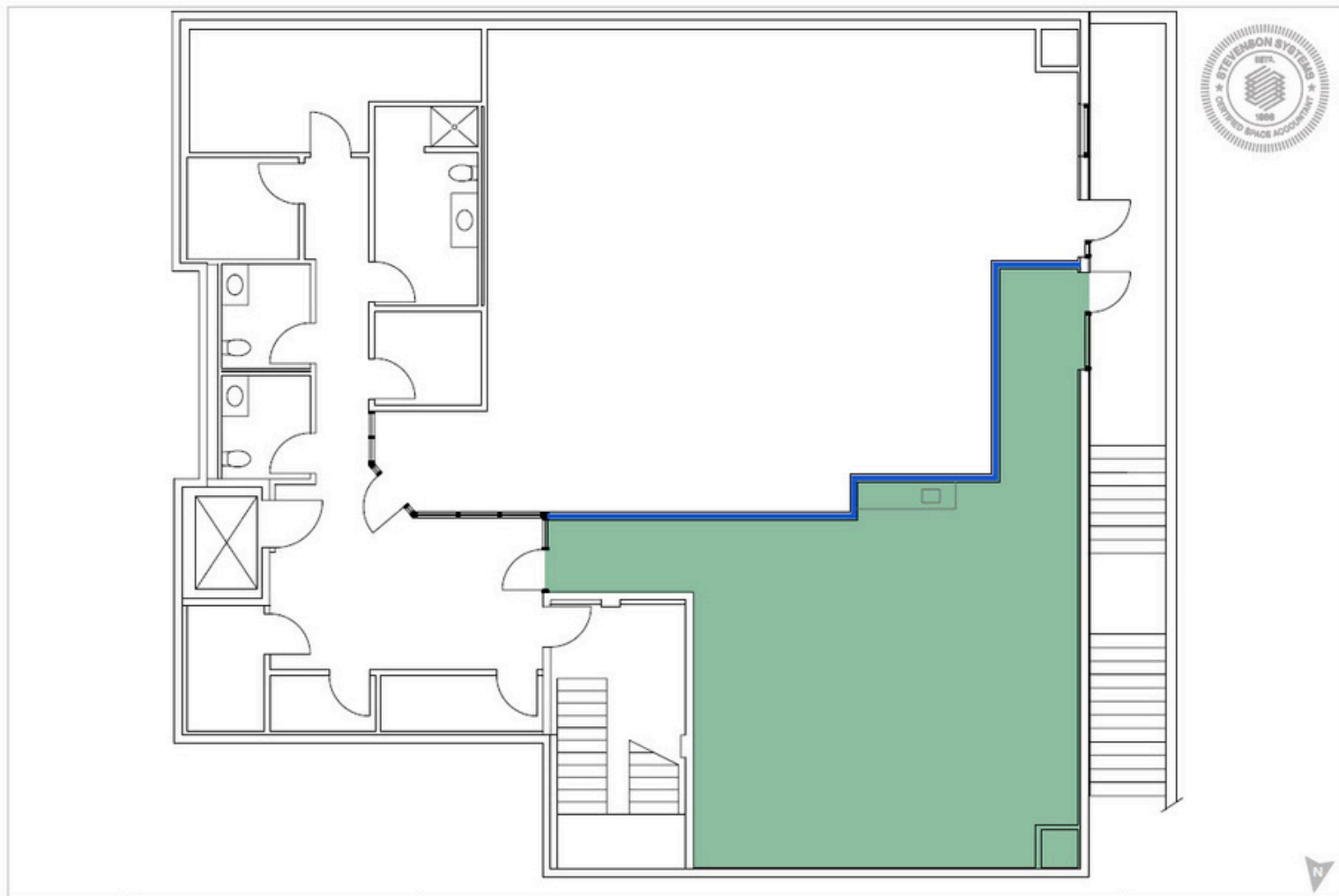


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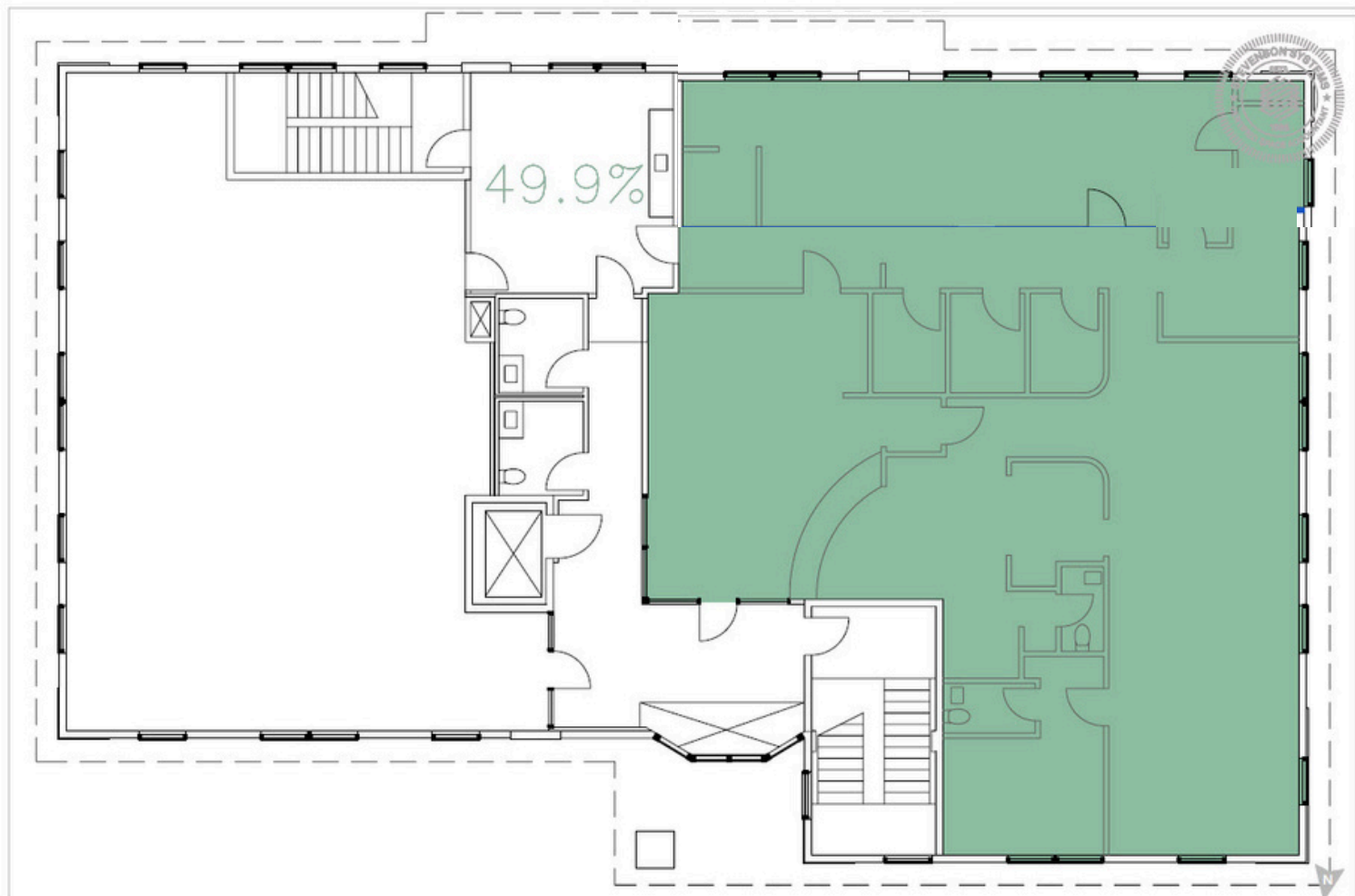


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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,816	84,845	219,053
HOUSEHOLDS	5,421	35,583	87,405
AVE HH INCOME	\$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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