

# 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. 2025)</b>		\$9.50 PSF
<b>YEAR BUILT</b>		2004
<b>ZONING</b>		PBC



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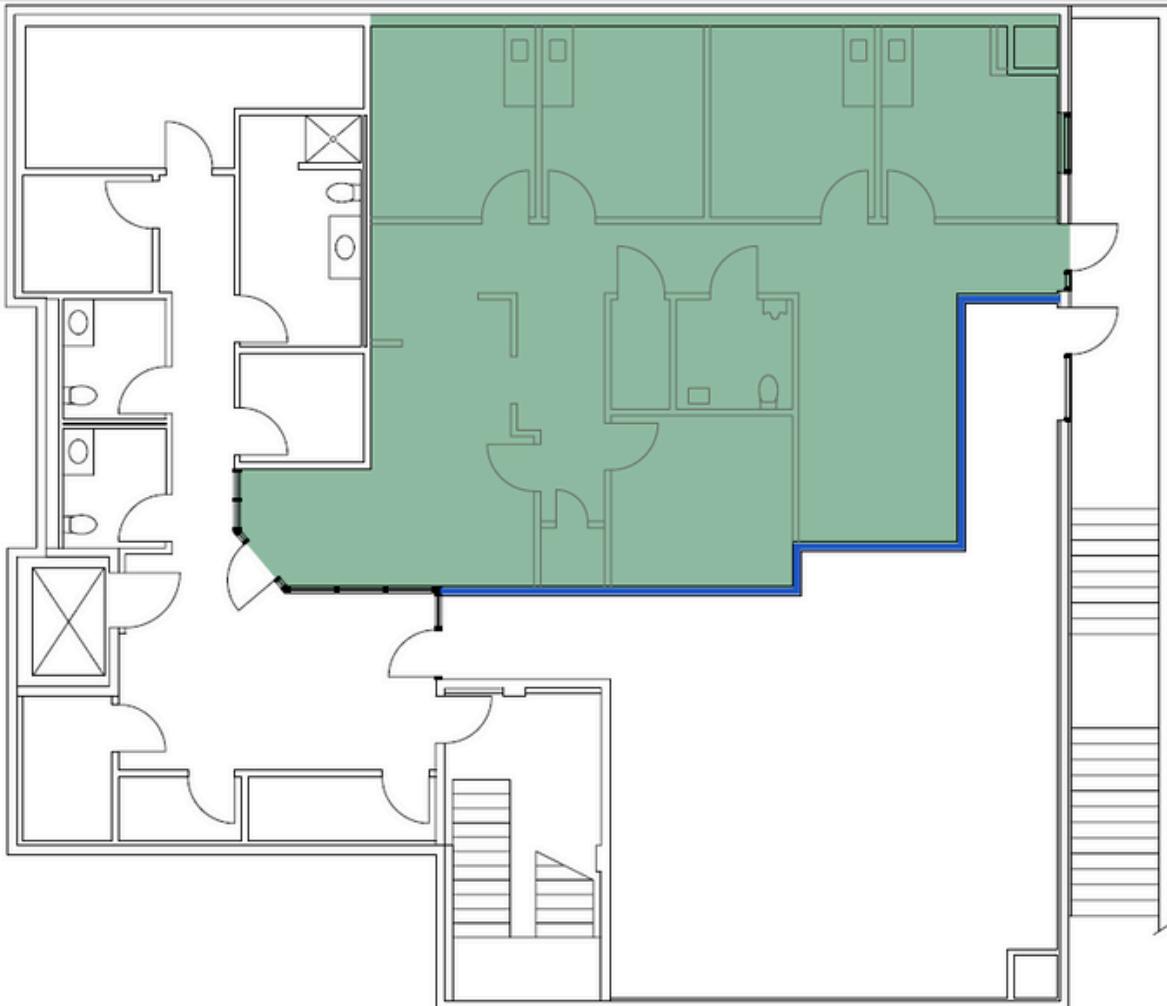
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Suite 10 | 1,882 SF



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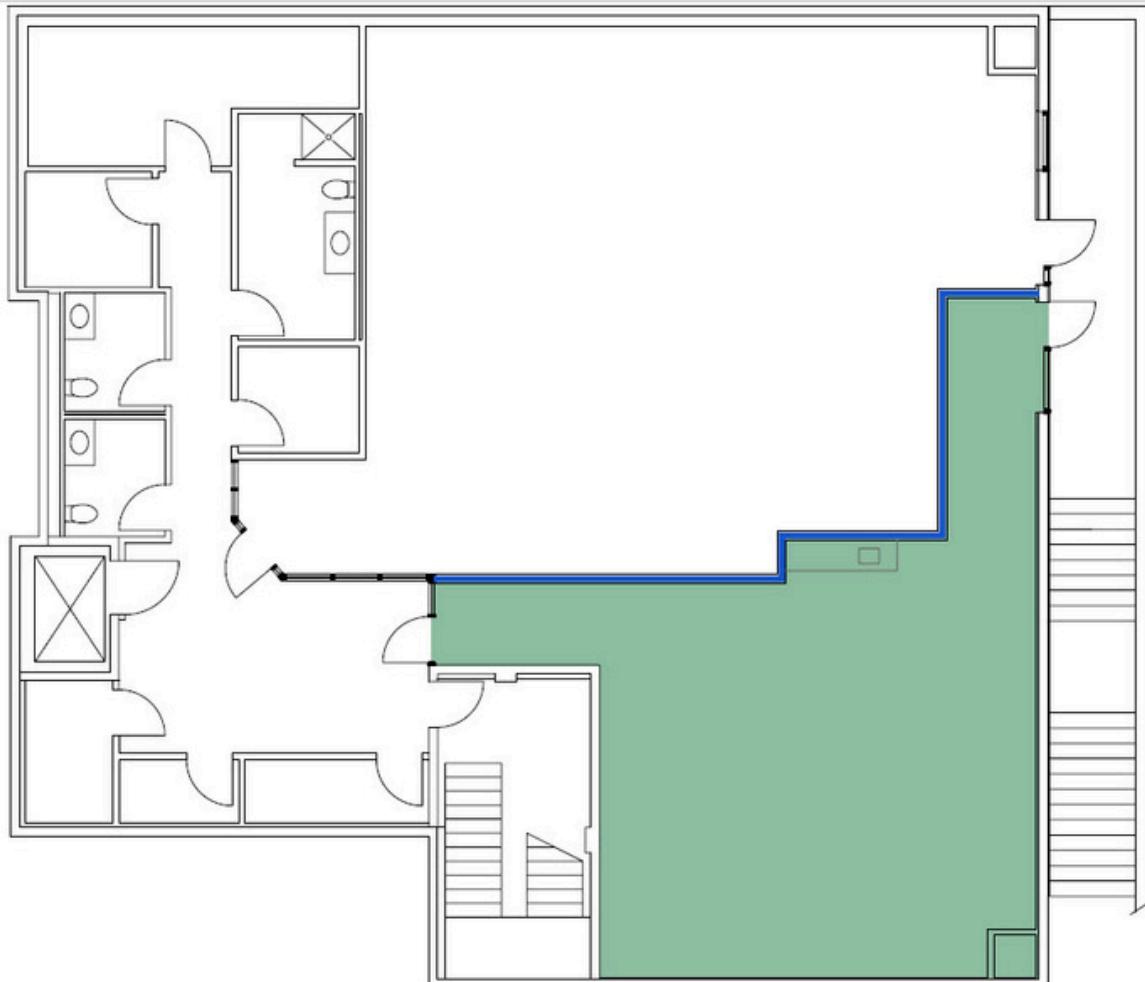
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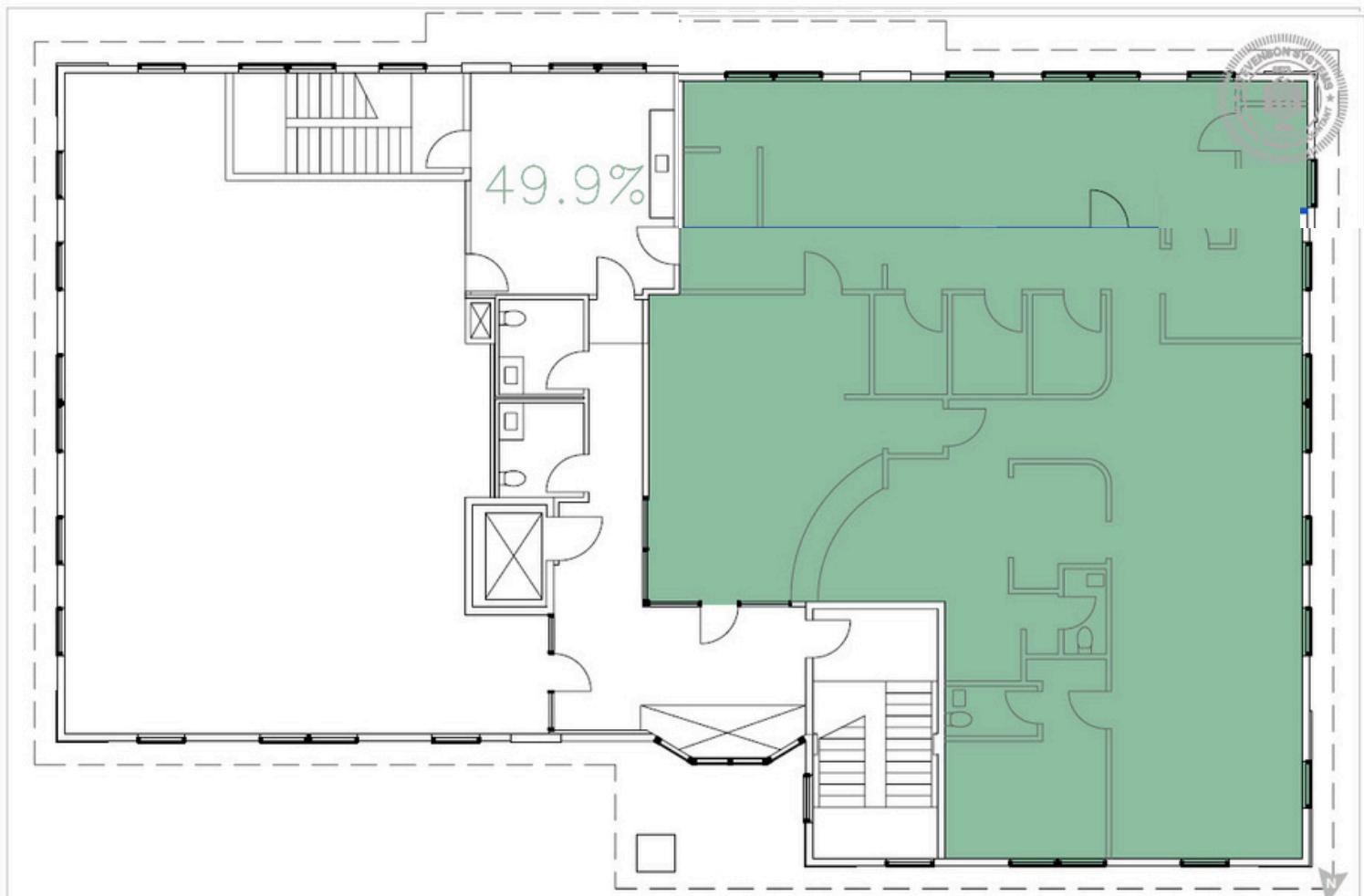
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Suite 210 | 3,388 SF



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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

\*Sourced by CoStar

### Surrounding businesses and restaurants:



THE  
BROADMOOR

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