



Covered Carport Parking  
for Physicians and  
Business Principals

Reserved Employee Lot

### SUBMIT ALL INQUIRIES TO:

**Centennial Partners, LLC**

3470 Centennial Blvd, Ste 100  
Colorado Springs, CO 80907

719.575.1200  
Cell 719.330.1775

### Owner

Kevin Patterson  
Kevin@CentennialProfessional.com

**Centennial** | *Professional Building*  
CentennialProfessional.com

## CENTENNIAL PROFESSIONAL BUILDING



### CLASS "A" MEDICAL / OFFICE BUILDING

#### ADDRESS

3470 Centennial Blvd, Colorado Springs, CO 80907  
Located just north of the intersection of Centennial Blvd and Fillmore St.

#### BUILDING SIZE

24,800 Square Feet

#### BUILDING FOOTPRINT

12,400 Square Feet per floor

#### OPERATING EXPENSES

Estimated to be \$12.50 / SF

#### TENANT IMPROVEMENTS

Negotiable

#### PARKING

4.5 spaces per 1,000 SF

#### AVAILABILITY

Immediate



**Centennial** | *Professional Building*  
3470 Centennial Blvd, Suite 100  
Colorado Springs, CO 80907  
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## SUITE 205 FEATURES

- West of I-25 location — 5 minutes off I-25.
- Fully occupied medical building (Internal Medicine, Family Practice, Physical Therapy, Physical Medicine, Ophthalmology, Otology and Lab).
- Handicap accessible — no steps into building.
- Modern space with neutral décor.
- Views of Pikes Peak and the Front Range.
- One Corner Physician or Executive Office Space.
- Private staff entrance.
- Nine current exam rooms all with sinks.
- One Lab Room with sink.
- One Large Break Room.
- One Procedure Room.
- Large Nursing Station/Open Desk Space.
- Reception Area suitable for one or more employees with large attached waiting area.
- Two suite bathrooms.
- Dedicated storage space.
- Two Lobby area bathrooms.
- Close proximity to Elevator.
- 2 private covered parking spaces.

## Suite 205 Floorplan

<https://my.matterport.com/show/?m=G8ycpZGGay6>

**Suite 205**  
**4,915 Sq. Ft.**  
(Rentable Sq. Ft.)

