



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



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

Covered Carport Parking
 for Physicians and
 Business Principals
 Reserved Employee Lot

Centennial | Professional Building
 CentennialProfessional.com

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 Colorado Springs, CO 80907
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CENTENNIAL PROFESSIONAL BUILDING FEATURES & ADVANTAGES

LOCATION

- Convenient Close in Location
- Minutes to I-25, Penrose Main or Memorial
- Easy Access for Patients & Customers

OWNER ON SITE

- No “Absentee Owner”, Property Manager and Owner occupy Building

EXTERIOR

- No STEPS, Ease of Entry, ADA Compliant with Handicap Openers on All Public Doors
- Low Maintenance Stucco Exterior w/Rock & Glass Curtain Walls
- Covered Ground Floor Entries Front & Back
- Coordinated Master Plan Campus
- Carports for Physicians & Business Principals
- Card Reader Electronic Entry System for Building Security
- Dedicated Delivery Areas
- Employee Parking Lot

INTERIOR

- Class A Space with Elevator and Elegant Entry Staircase
- Low E Glass to Reduce Glare and Decrease Utility Costs
- 360° Views of Mountains, Pikes Peak and City
- Steel Floor, Concrete
- Central Mail Drop
- 10 Ft Ceilings
- Building Supplied Window Coverings
- Multi-Zone Mechanical Systems with In-Suite Controls

SIGNAGE

- Internal and External Signage Opportunities

DEDICATED ENTRY FOR PHYSICIANS

- Private Access Entry / Exit Areas

