

FOR LEASE/SALE | ±5,026 SF MEDICAL OFFICE

# 900 INDIANA AVENUE

PROFESSIONAL PLAZA SOUTH

Pueblo, Colorado 81004



## TURNKEY MEDICAL OFFICE SPACE IN A CENTRAL LOCATION

Looking for a turnkey medical office in a high-visibility location? Welcome to 900 Indiana Avenue, Professional Plaza South, a well-positioned medical office building in Pueblo, Colorado, ideal for medical users seeking move-in-ready clinical space, or buyers who are looking for a building that has additional income from a stable tenant.

### CALL BROKER FOR MORE INFORMATION

PLEASE CONTACT

**RAY ROSADO, CCIM** | Principal

720 209 5546

[rrosado@lee-associates.com](mailto:rrosado@lee-associates.com)

- Built out for medical use
- 74 Unreserved parking spaces
- Lease Rate: \$12.00/SF NNN
- NNN Expenses: \$4.74/SF
- Each unit has separate gas and electric meters
- Zoning: O-1, Pueblo
- Built: 1998
- 1.81 Acre Lot
- Construction: Masonry
- Location offers quick access to I-25

FOR LEASE/SALE | ±5,026 SF MEDICAL OFFICE

# 900 INDIANA AVENUE

Pueblo, Colorado 81004

**PRIME MEDICAL OFFICE SPACE**

**SALE PRICE: \$800,000**



900 Indiana Avenue is a total of 5,026 SF. Suite A & B offers 1,769 SF – perfect for a primary care clinic, dental office, or specialty practice. Suite D offers 1,200 SF – ideal for independent practitioners or satellite medical offices. Built in 1998 with durable masonry construction, this Class C medical office delivers an affordable yet professional space in a growing healthcare corridor. Ideal for medical users seeking move-in-ready clinical space, or buyers who are looking for a building that has additional income from a stable tenant.

## PROPERTY FEATURE

### REMAINING UNITS FOR LEASE

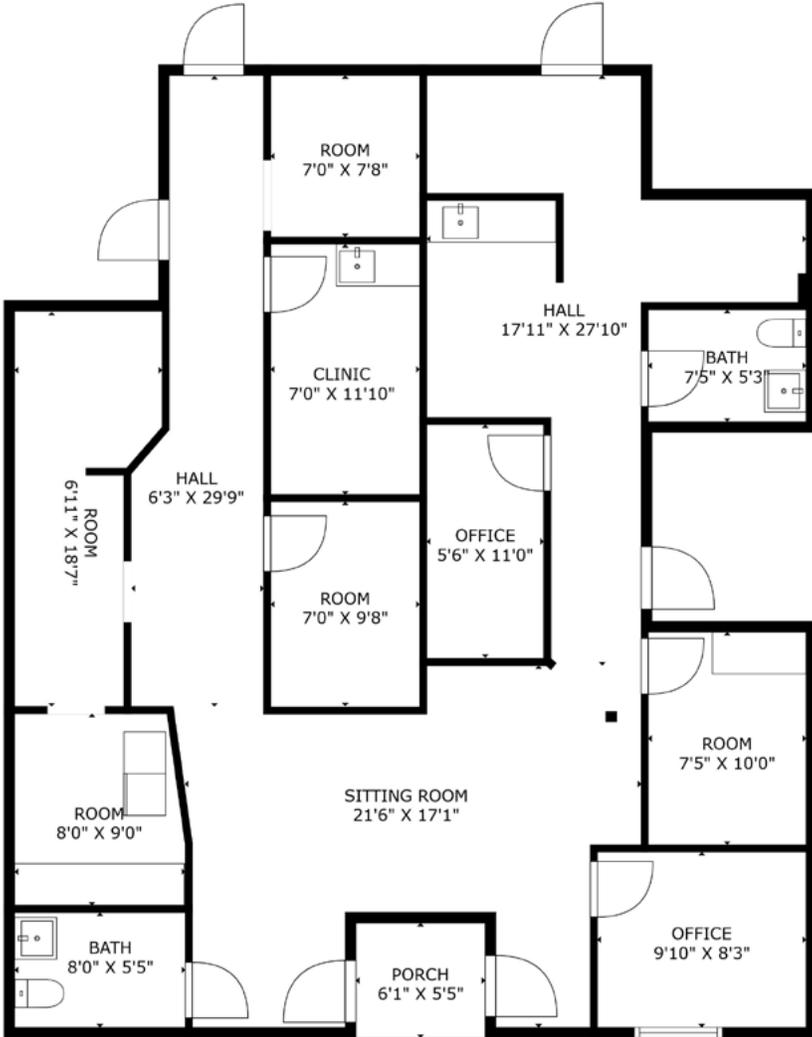
**Available SF:** Suite A & B: 1,769 SF  
Suite D: 1,200 SF

## PROPERTY HIGHLIGHTS

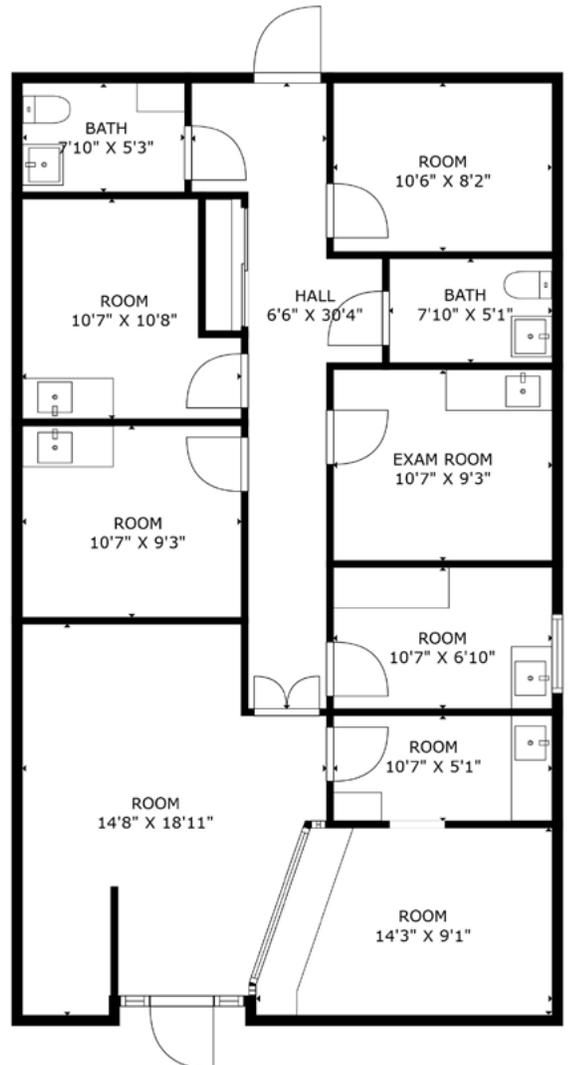
- 2 Blocks from St. Mary-Corwin Hospital
- Located in the Opportunity Zone
- Multi-tenant professional plaza
- Medical use ready building
- Just 1 minute to I-25
- Abundant parking

# AVAILABLE FOR LEASE

## SUITE A & B 1,769 SF



## SUITE D 1,200 SF



FOR LEASE/SALE | ±5,026 SF MEDICAL OFFICE

# 900 INDIANA AVENUE

PROFESSIONAL PLAZA SOUTH

Pueblo, Colorado 81004



PLEASE CONTACT

**RAY ROSADO, CCIM** | Principal

720 209 5546

[rrosado@lee-associates.com](mailto:rrosado@lee-associates.com)

### DEMOGRAPHICS CoStar, 2025

	2 Miles	3 Miles
Total Population	9,149	56,655
Total Households	3,788	23,204
Median HH Income	\$40,659	\$47,077

### TRAFFIC COUNTS CoStar, 2025

Streets	Vehicles Per Day
Indiana Ave & Wyoming Ave W	2,476
Minnequa Ave & E Routt Ave W	2,278
E Orman Ave & Logan Ave S	3,304

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.