

**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.



Greg Kaufman
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KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
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o: 719.309.3900
www.kcreadvisors.com

Philip Crow
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pcrow@kcreadvisors.com

BUILDING FEATURES

BUILDING SIZE	14,478 SF	
AVAILABLE SPACE	SIZE	LEASE RATE
• Suite 20 (Lower)	1,182 SF	\$15.00 PSF
• Suite 210	3,388 SF	\$18.00 PSF
NNN (Est. 2023)	\$10.81 PSF	
YEAR BUILT	2004	
ZONING	PBC	

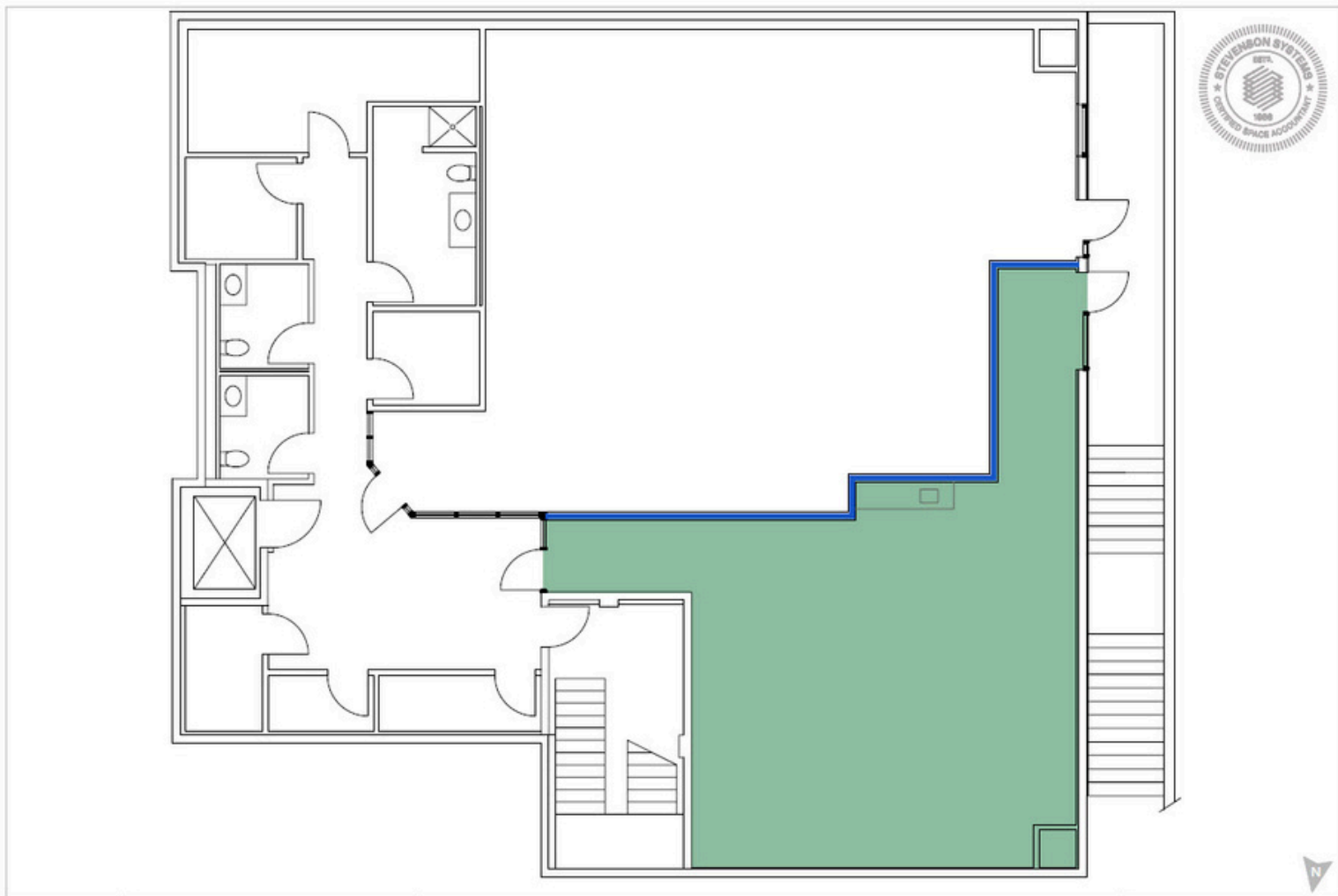


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Suite 20 | 1,182 SF



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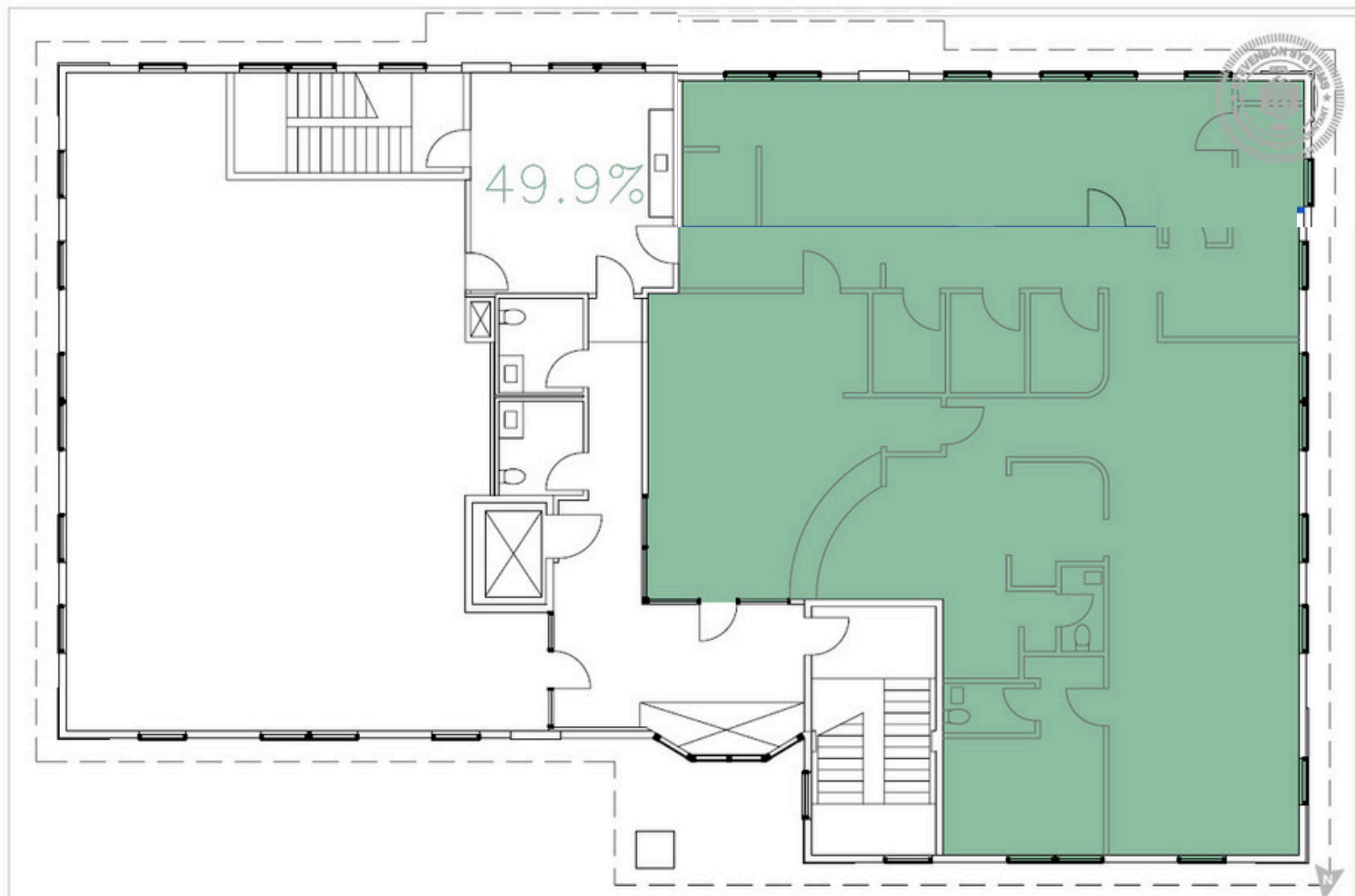


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Suite 210 | 3,388 SF



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	11,981	85,975	219,292
HOUSEHOLDS	5,557	36,547	89,240
AVE HH INCOME	\$65,967	\$80,136	\$75,322

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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