

245 South Parkside Drive

Colorado Springs, CO 80910

For Lease/Sale



NEWMARK

245 S PARKSIDE DRIVE | COLORADO SPRINGS, CO



LOCATION

East of Union Blvd, South of Pikes Peak Ave



ZONING

OC



SITE SIZE

1.29 Acres



AVAILABLE SPACE

9,466 SF



CONSTRUCTION

Brick



AMENITIES

Lab space, front office layout



LOADING

Single drive-in door



HVAC

Packaged rooftop units



AMPLE PARKING

Above Market Ratio of 3.2/1,000 (30 spaces)



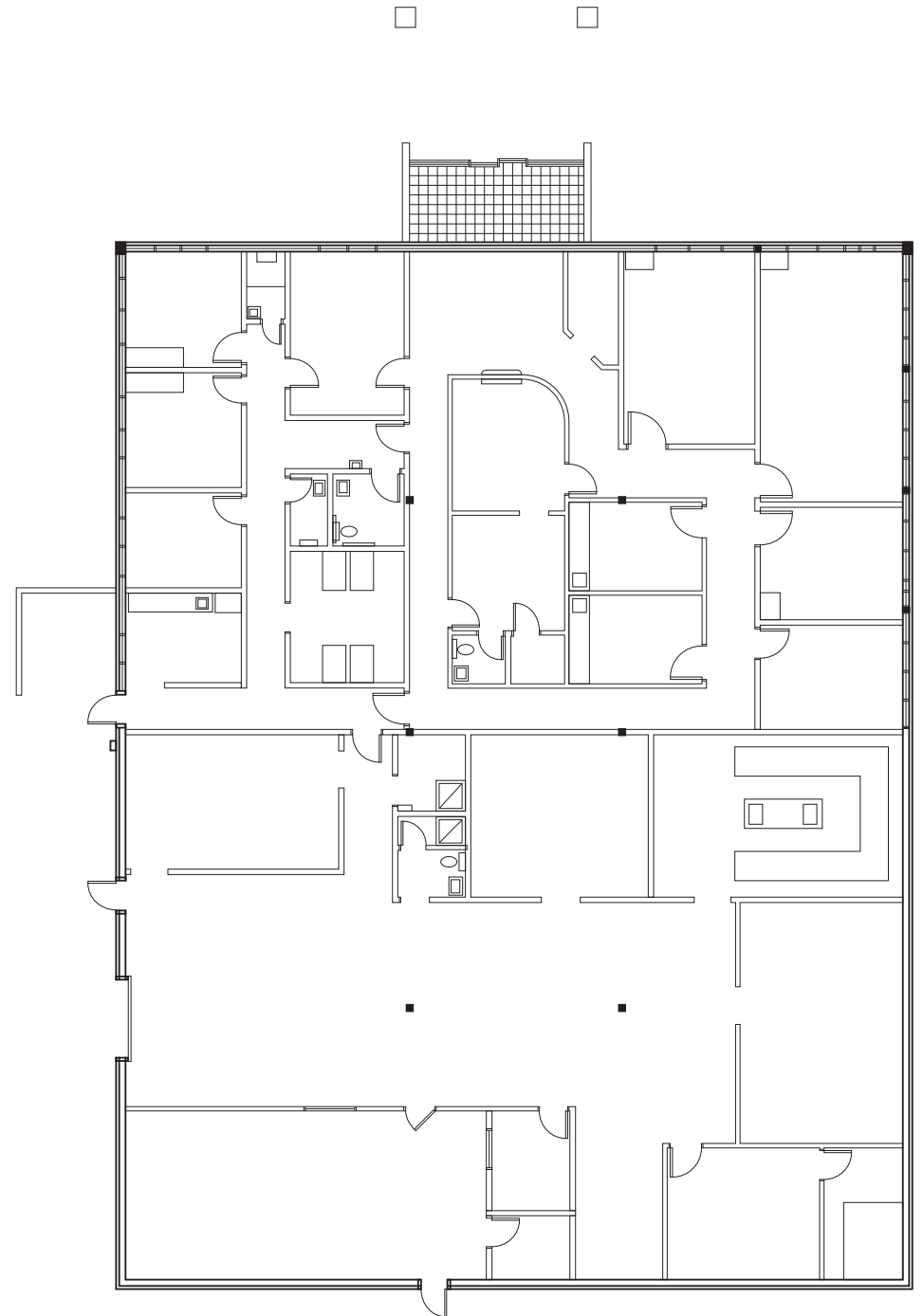
LEASE RATE

Contact Broker



SALE PRICE

\$1,800,000



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HIGHLIGHTS

- Stand alone medical, office, or life science building
- Existing lab space/building infrastructure & improvements
- Suited for a wide range of medical, life science, laboratory and biotech uses
- Porte-Cochere for patient/visitor discharge
- Monument signage with excellent visibility along Parkside Dr., & Printers Pkwy roundabout
- Located in the highly sought after Printers Park Medical Campus
- Immediate proximity to Memorial Hospital, Encompass Health Rehabilitation Hospital, UC Health Surgical Center, Kaiser Permanente, and many other medical operators and surrounding services & referral partners
- Close to downtown Colorado Springs and Colorado Springs Airport

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