

FOR SALE/LEASE | ±10,500 SF MEDICAL OFFICE

900 & 916 INDIANA AVENUE

PROFESSIONAL PLAZA SOUTH

Pueblo, Colorado 81004



PRIME MEDICAL OFFICE SPACE

900 INDIANA SALE PRICE: \$800,000

916 INDIANA SALE PRICE: \$1,150,000



MULTI-TENANT INVESTMENT OR OWNER/USER OPPORTUNITY!



Looking for a turnkey medical office in a high-visibility location? Welcome to 900 & 916 Indiana Avenue, Professional Plaza South, a well-positioned medical office building in Pueblo, Colorado, ideal for owner-users or tenants seeking move-in-ready clinical space.

Call Broker For Lease Rate

PLEASE CONTACT

RAY ROSADO, CCIM | Principal
720 209 5546
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
- Located in Opportunity Zone
- Location offers quick access to I-25

FOR SALE/LEASE | ±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.

PROPERTY FEATURE

REMAINING UNITS FOR LEASE

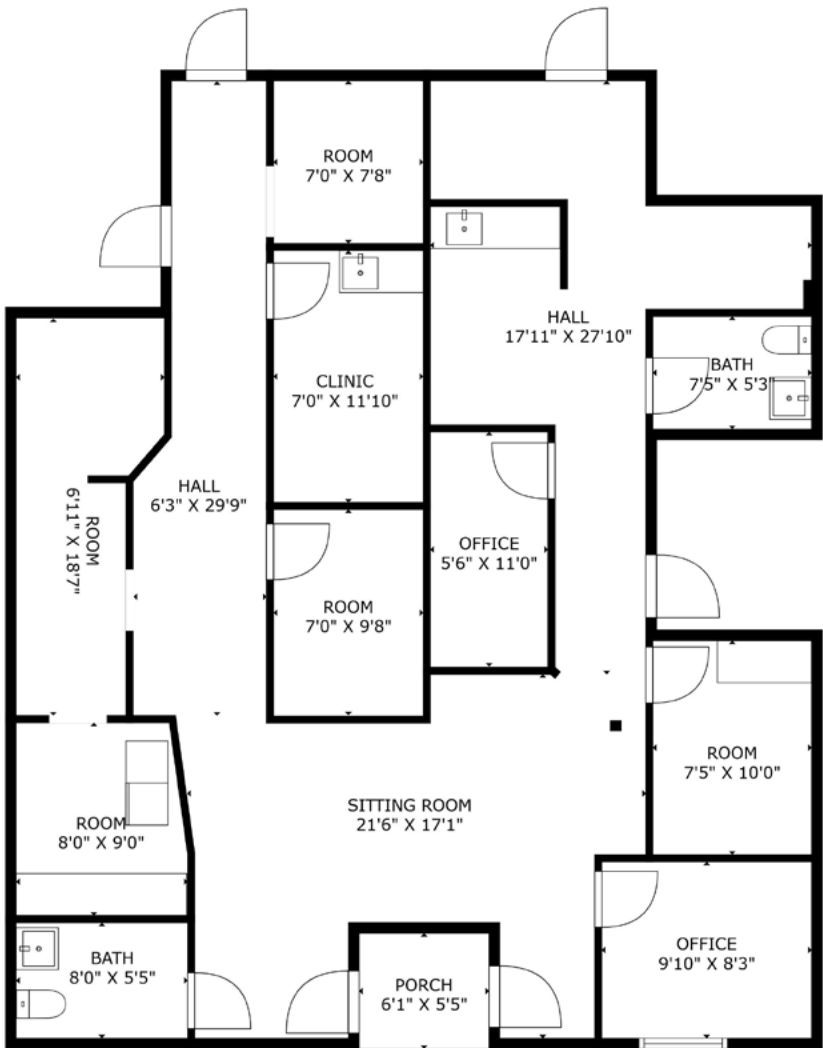
- Available SF:** Suite A & B: 1,769 SF
Suite D: 1,200 SF
- Other Tenants:** William Storms Allergy Clinic
Care For Family
Affordable Health Clinic

PROPERTY HIGHLIGHTS

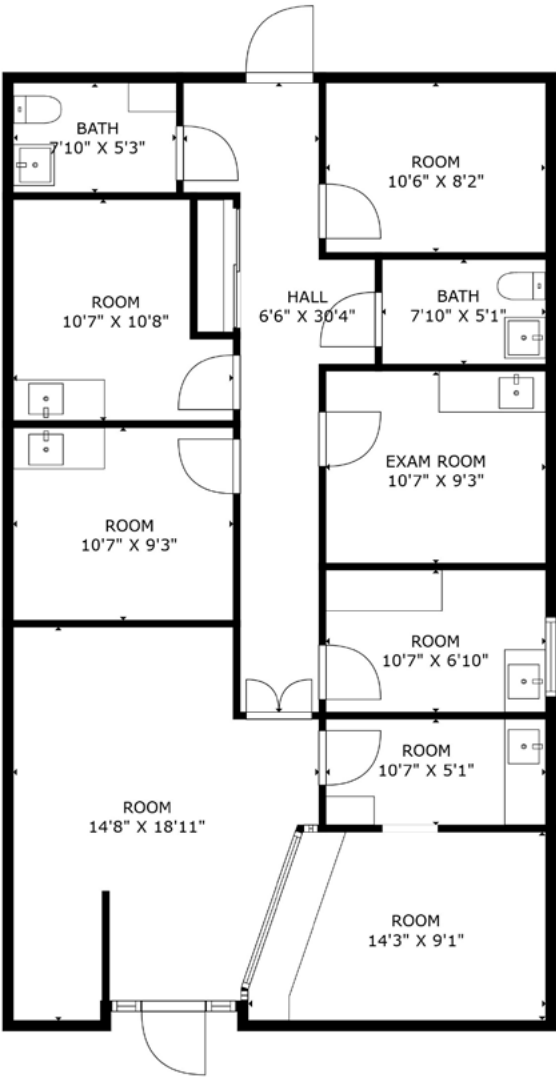
- 2 Blocks from St. Mary-Corwin Hospital
- Located in the Opportunity Zone
- Multi-tenant professional plaza
- Medical use ready building
- Just 1 minute to I-25
- Abundant parking

AVAILABLE FOR LEASE

SUITE A & B
1,769 SF



SUITE D
1,200 SF



FOR SALE/LEASE | ±5,515 SF MEDICAL OFFICE

916 INDIANA AVENUE

Pueblo, Colorado 81004

PRIME MEDICAL OFFICE SPACE

SALE PRICE: \$1,150,000



916 Indiana Avenue is a total of 5,515 SF. Suite 130 offers 3,500 SF – perfect for a primary care clinic, dental office, or specialty practice. Built in 1998 with durable masonry construction, this Class C medical office delivers an affordable yet professional space in a growing healthcare corridor.

PROPERTY FEATURE

REMAINING UNITS FOR LEASE

- Available SF:** Suite 130: 3,500 SF
- Other Tenants:** Associates for Psychotherapy & Education
- Autism Care Plus
- Dr. Anette Long

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 130
3,500 SF

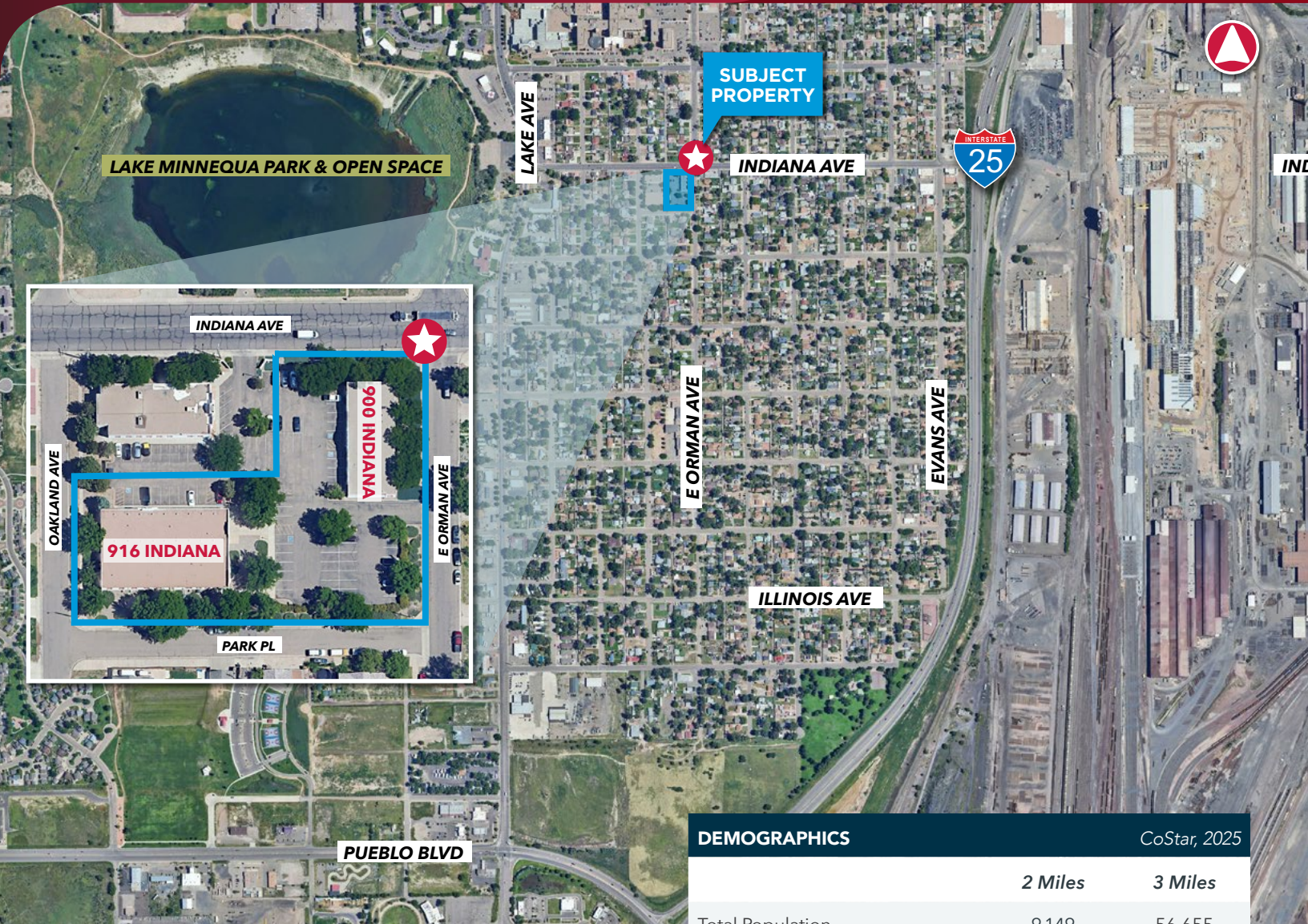


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DEMOGRAPHICS

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

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