



FINAL SPACE LEASING INCENTIVE

*For every year of term, one month of base rent abatement



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

WOODMEN MEDICAL PLAZA

7435 Sisters Grove

COLORADO SPRINGS, CO 80923



NEW CLASS A MEDICAL OFFICE FOR LEASE

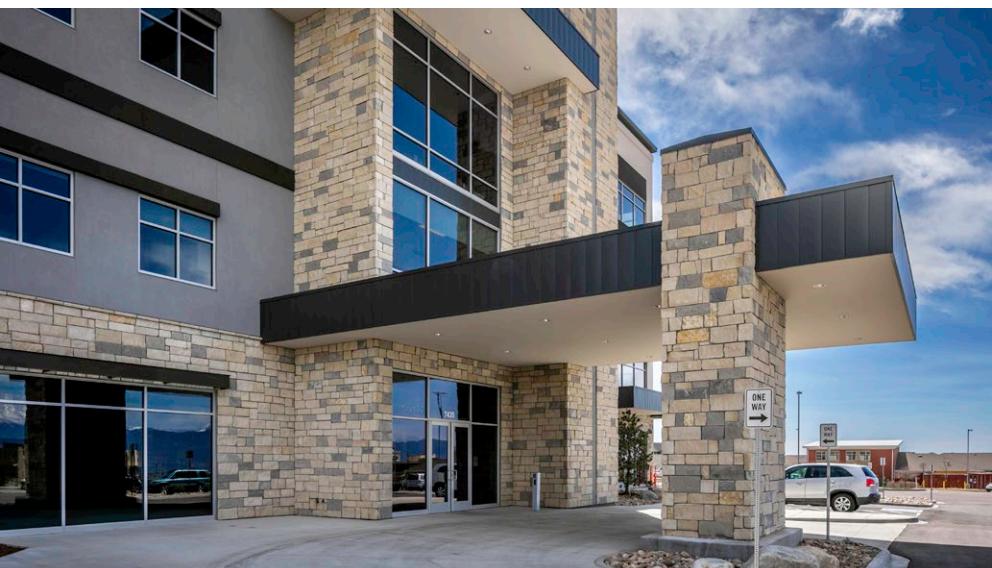
on CommonSpirit St. Francis campus with Northcare, Sisters Grove Pavilion/Penrad Imaging

CommonSpirit
Penrose-St. Francis Hospital





- ◆ Aggressive Tenant Improvement Allowance
- ◆ Strong Medical Tenant Mix
- ◆ Adjacent to **CommonSpirit Penrose-St. Francis Hospital** providing increased productivity and less travel time due to campus nature of the location
- ◆ Easy access to I-25 and Powers Boulevard
- ◆ In Colorado Springs highest growth area
- ◆ Accessibility to competitive patient population
- ◆ Join Major Tenants:
CommonSpirit Primary Care, Heart & Vascular Partners, Rocky Mountain Infusion, Creative Hope Counseling, Iron Horse Pediatrics & Mountain View Vision



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58,498 SF
Building Area



From 1,500-4,641 RSF
Space Available



4
Stories



2022
Y.O.C.



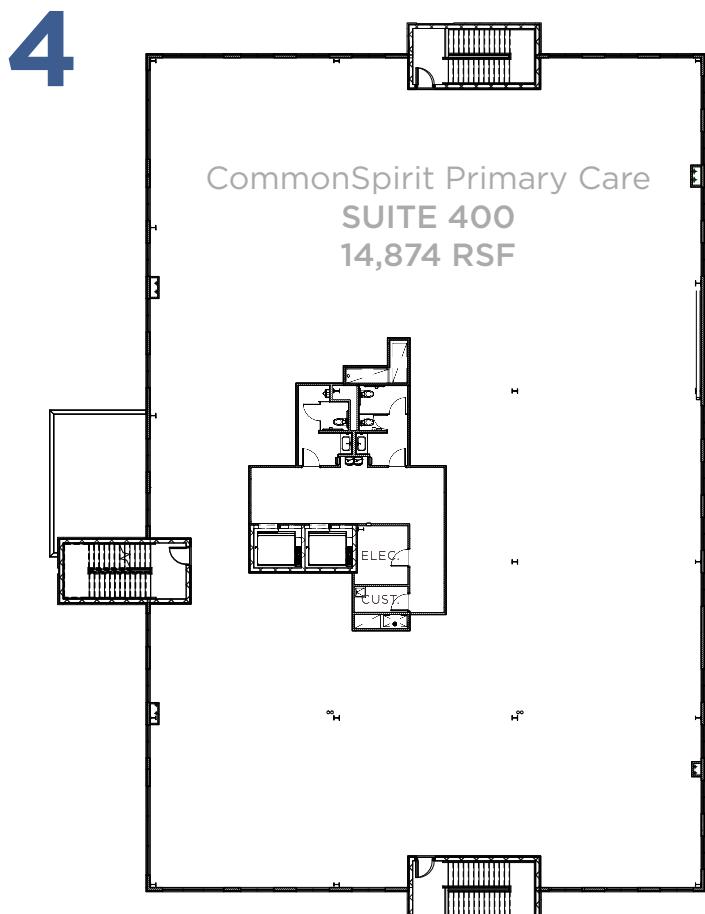
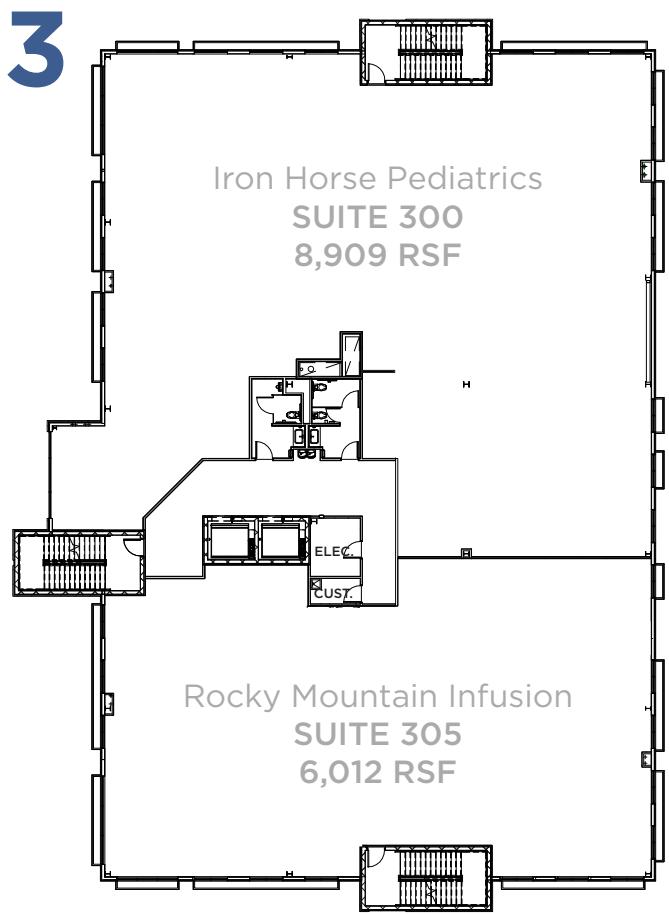
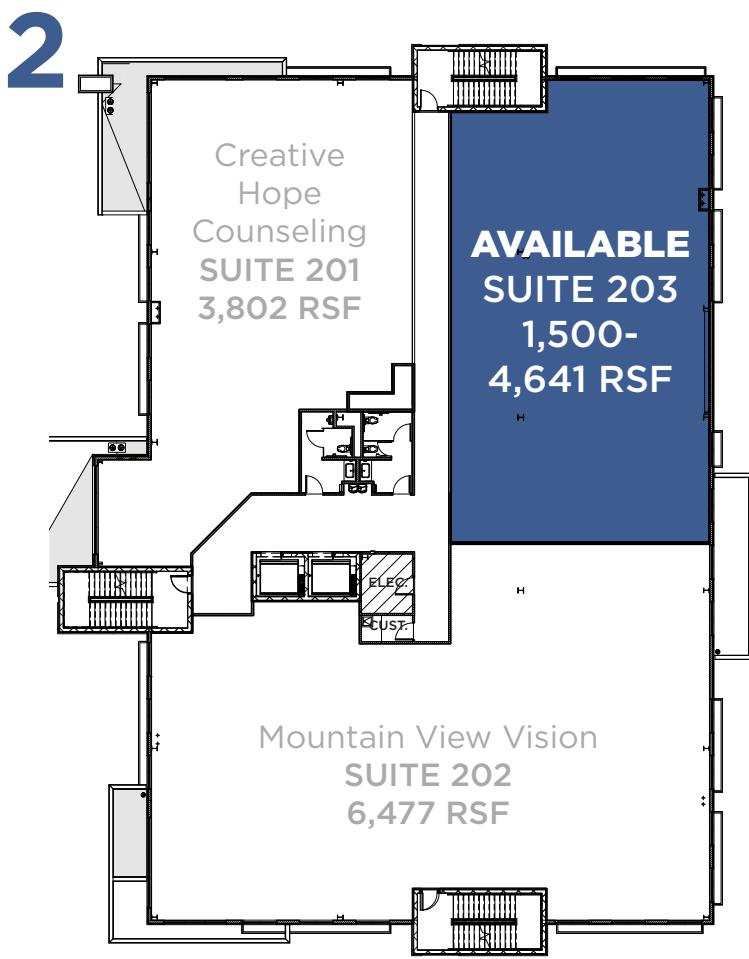
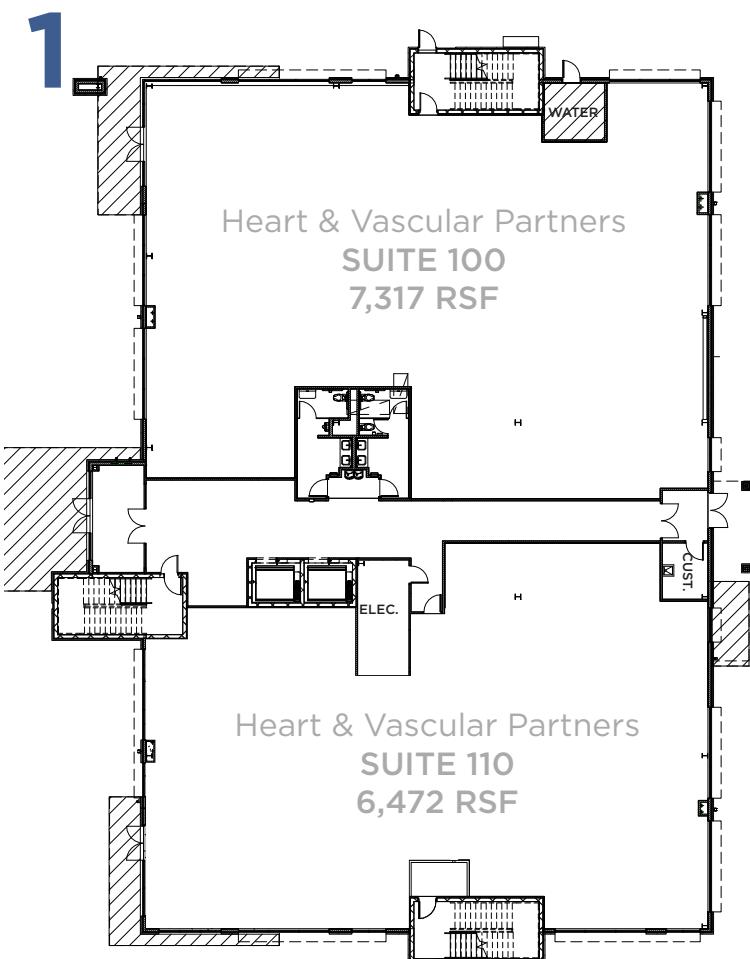
Contact Broker
Starting Lease Rate



\$13.00/RSF (2024 est.)
Operating Expenses



5.00/1,000 RSF
Parking Ratio



Sisters Grove Pavilion

Major Tenants: CommonSpirit, Penrad Imaging, Audubon Surgery Center, Exceptional Care for Women, Pain & Spine at St. Francis

St. Peregrine Pavilion

Major Tenants: Associates In Gastroenterology, Rocky Mountain Cancer Centers, Colorado ENT & Allergy

CommonSpirit Penrose-St. Francis Hospital



NorthCare

Major Tenants: Mountain View Medical Group, CommonSpirit Physical Therapy, Lab Corp, Pikes Peak Urology, North Colorado Springs Dialysis, Rocky Mtn. Pediatric Dentistry

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Peak View Behavioral Health



CommonSpirit Penrose-St. Francis Hospital

Penrose-St. Francis Medical Center opened in August 2008. This **257** licensed bed facility is the only full-service hospital in Northern Colorado Springs and features a modern Birth Center, Level III Neonatal Intensive Care Unit, Emergency Department, Level III Trauma Center, Imaging Services, Surgical Services and Critical Care Unit. It is also the home base for the **Flight For Life Colorado** air ambulance helicopter service.



America's 250 Best Hospitals Award™
(2023, 2022)



REGIONALLY RANKED
#5 in Colorado
#2 in Colorado Springs



Labor and Delivery Excellence Award™
(2023, 2022, 2021)
Obstetrics and Gynecology Excellence Award™ (2021)



America's 100 Best Hospitals for Coronary Intervention & Spine Surgery Award™ (2024, 2023, 2022)
Pulmonary Care Excellence Award™ (2024)
America's 100 Best Hospitals for Pulmonary Care Award™ (2023)
Critical Care Excellence Award™ (2023, 2022)
Joint Replacement Excellence Award™ (2023)
Orthopedic Surgery Excellence Award™ (2023)
America's 100 Best Hospitals for Joint Replacement, Orthopedic Surgery & Prostate Surgery Award™ (2022)
America's 50 Best Hospitals for Surgical Excellence Award™ (2022)



Colorado Springs
Commercial

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