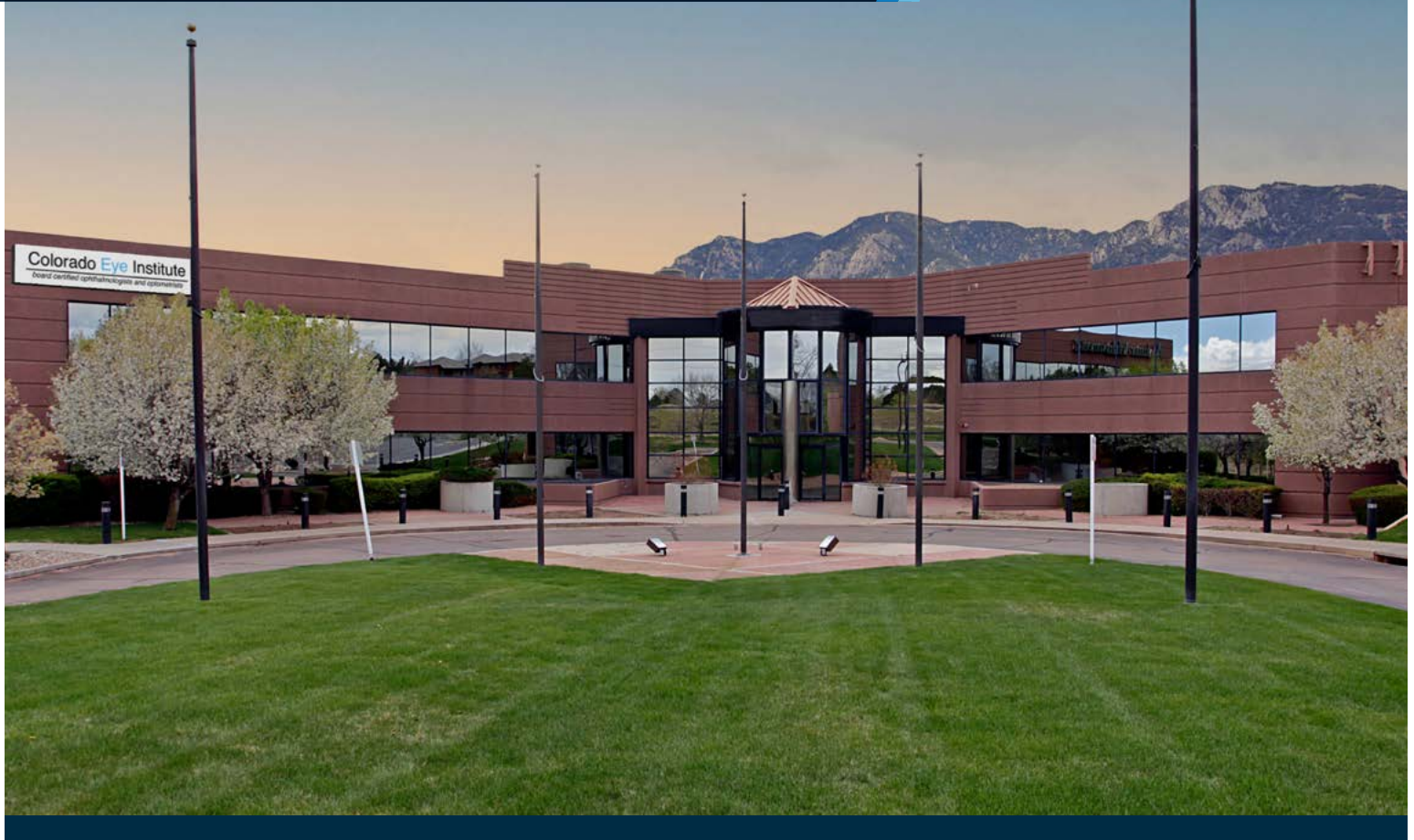


# MEDICAL OFFICE SPACE FOR LEASE

# 1 EDUCATION WAY

COLORADO SPRINGS, CO 80906



## PROPERTY SUMMARY

**1 EDUCATION WAY** is a unique, one of a kind medical office building located in Colorado Springs, Colorado. Join the Colorado Eye Institute Building!

- Surgery Center located on lower level available to Third Parties.
- Medical renovations recently completed
- Sweeping Cheyenne Mountain views
- Premier Southwest Colorado Springs Location
- All medical tenants

<b>BUILDING SIZE</b>	34,856 SF
<b>AVAILABLE SPACE</b>	Entire Third Floor; Approx. 11,096 RSF±, Divisible
<b>LEASE RATE</b>	\$29.00 / RSF + NNN
<b>NNNs (2023 Est.)</b>	\$12.00 / SF
<b>YEAR BUILT/ REMODELED</b>	1986/2023
<b>PARKING RATIO</b>	4.7/1,000 SF
<b>ZONING</b>	PBC
<b>TI</b>	Contact Broker



**FLOOR PLAN**

Entire Third floor: Approx. 11,096 RSF±

Divisible to: Approx. 4,465 to 6,631 RSF

