

MEDICAL OFFICE SPACE FOR LEASE

Sisters Grove Pavilion

6011 E WOODMEN RD., COLORADO SPRINGS, CO 80923

*Under New
Ownership!!*



SISTERS GROVE PAVILION is a medical office building positioned and attached to CommonSpirit St. Francis Hospital on Woodmen Rd and Powers Blvd. The property provides a strategic position with easy access to major thoroughfares and residential areas, ensuring high visibility and convenience for patients and staff alike. The property benefits from tremendous growth in the city and high income demographics.

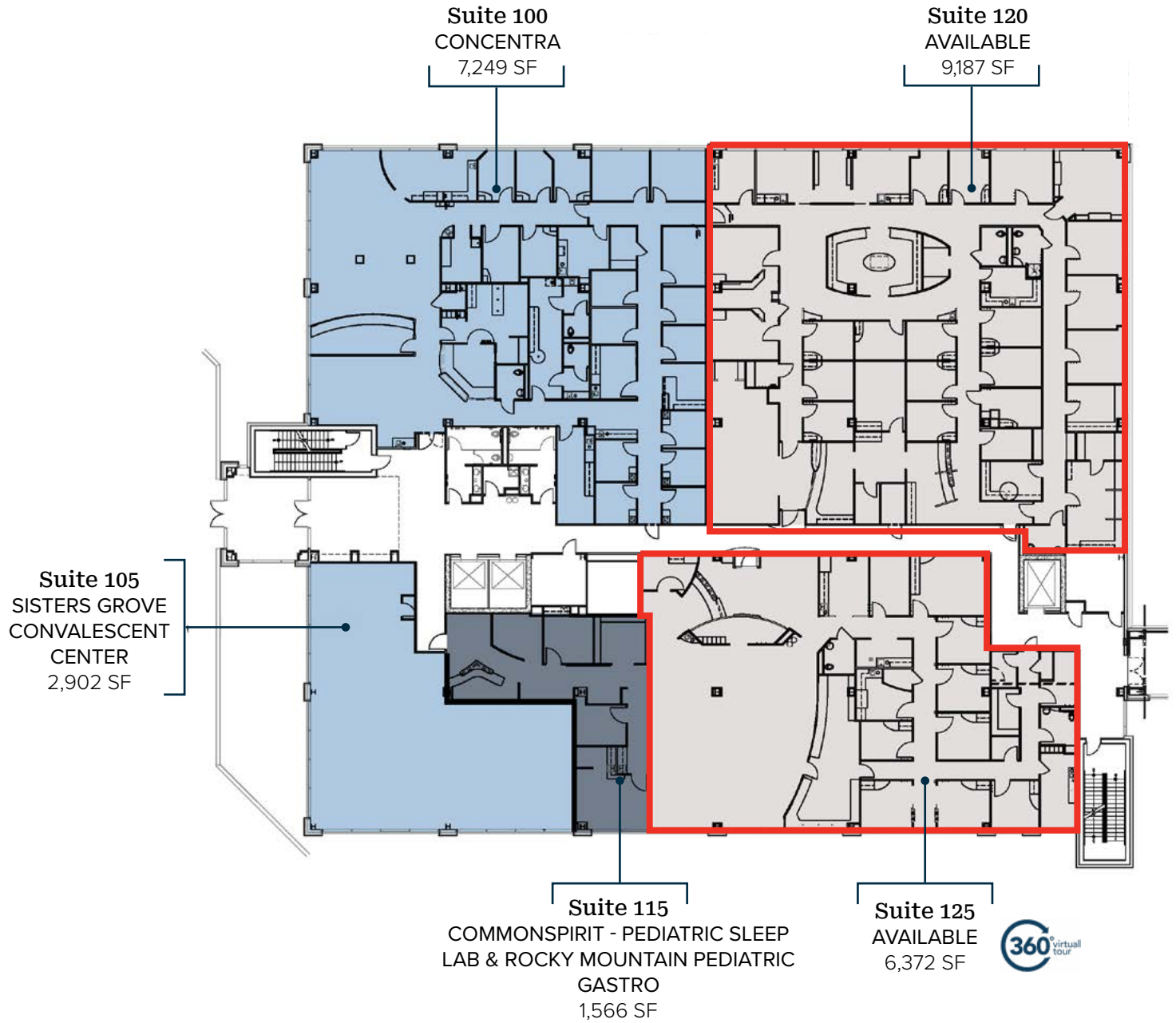
- On CommonSpirit St. Francis Hospital campus
- Attached to hospital
- Covered patient entrance and parking
- Medical gas room and emergency generator
- Tenant improvement allowance available
- Located in Colorado Springs' highest growth area and surrounded by strong healthcare demographics
- Under new ownership!

| | |
|----------------------------------|---|
| AVAILABLE SPACE: | 1,080 - 9,187 SF |
| Suite 120: | 9,187 SF |
| Suite 125: | 6,372 SF |
| Suite 300: | 1,379 SF |
| Suite 345: | 3,948 SF |
| Suite 365: | 1,080 SF |
| LEASE RATE: | Contact Broker |
| NNN EXPENSES (2025 Est.): | \$16.50 / SF |
| BUILDING SIZE: | 116,367 SF |
| YEAR BUILT: | 2007 |
| ZONING: | PBC |
| PARKING: | 2.20/1,000 SF 100 Covered, 150 Surface |



1st Floor

6,372 - 9,187 SF AVAILABLE



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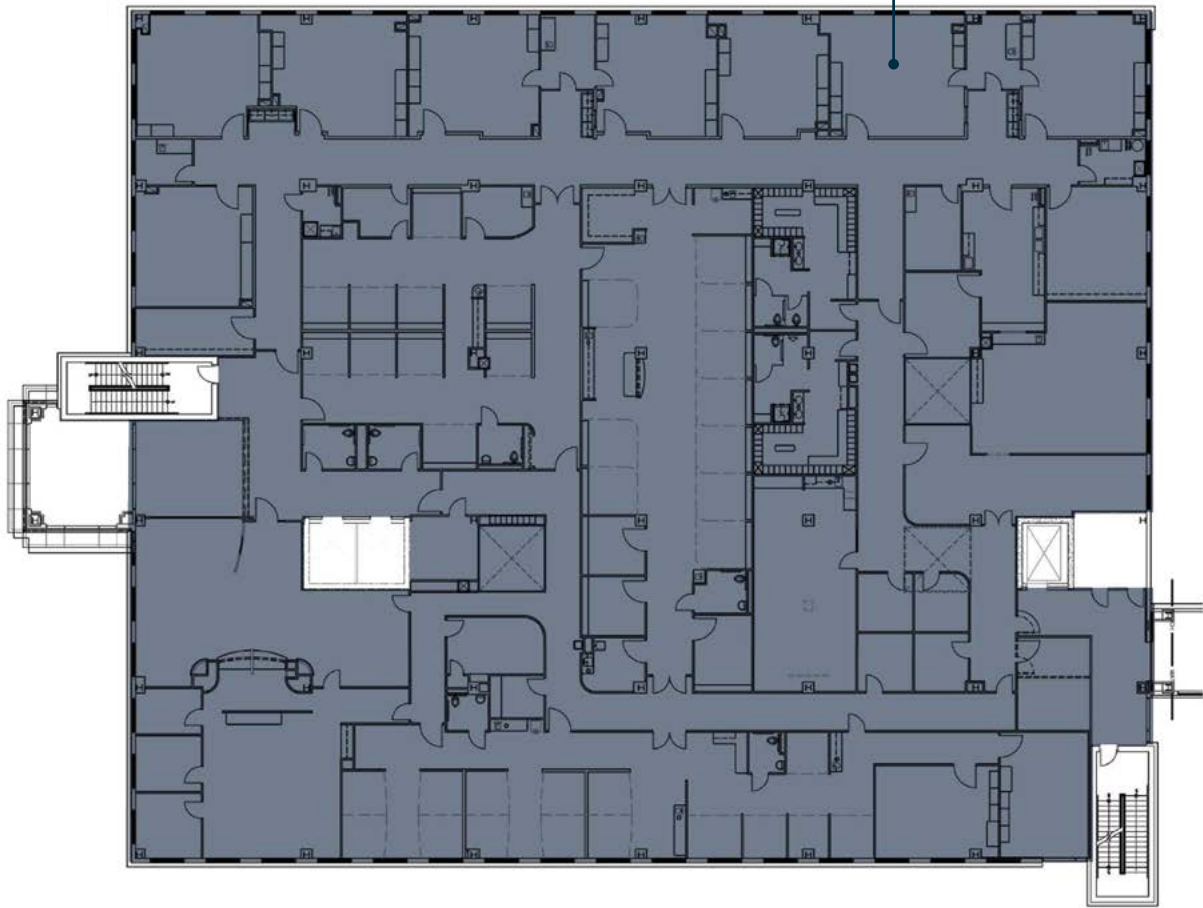
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2nd Floor

FULLY LEASED

Suite 200
AUDUBON SURGERY CENTER
30,138 SF



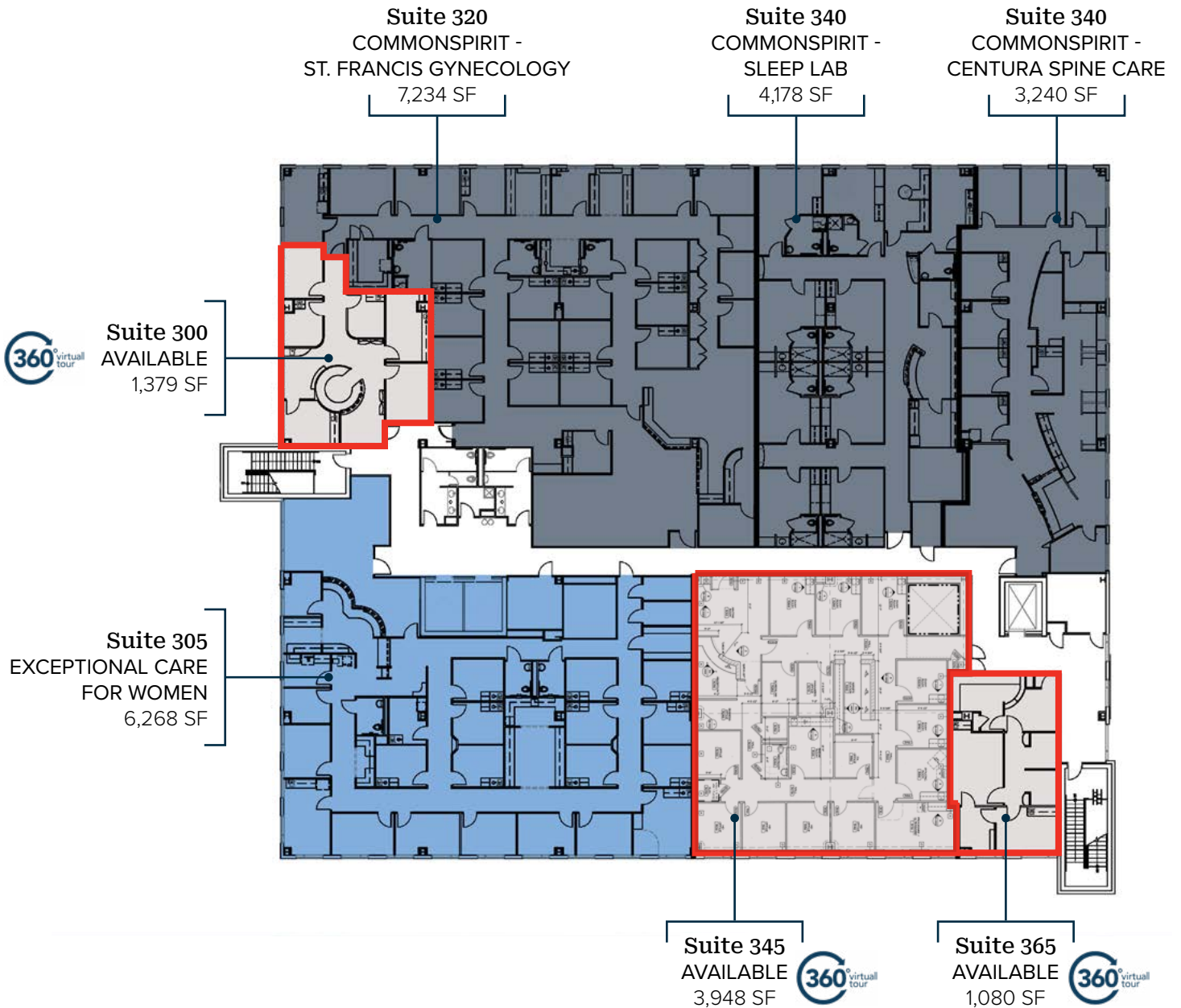
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3rd Floor

1,080 - 3,948 SF AVAILABLE



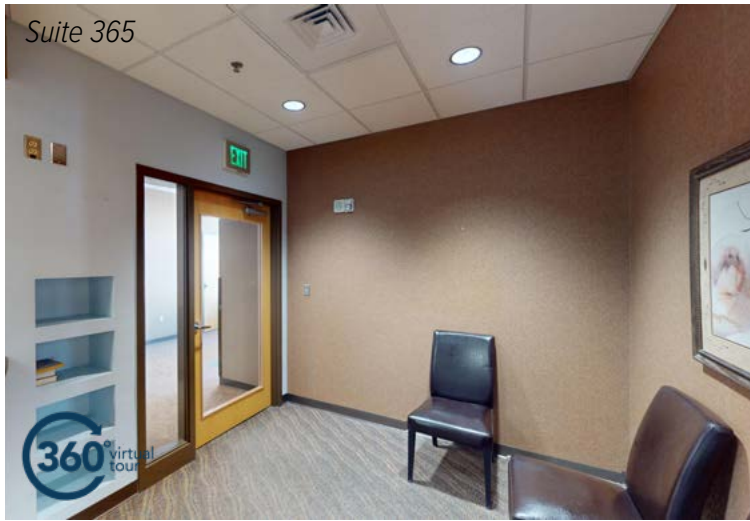
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Current Medical Tenants in Building



- CommonSpirit - Pediatric Sleep Lab &
- Rocky Mountain Pediatric Gastro
- CommonSpirit - Centura Spine Care
- CommonSpirit - Sleep Lab
- CommonSpirit - St. Francis Gynecology

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Site Aerial



HEALTHCARE DEMOGRAPHICS 10 Minute Drive Time



POPULATION
WITHIN 10 MIN

116,215
2024 EST.



5-YEAR
POPULATION
GROWTH RATE

3.31%



AVERAGE
HOUSEHOLD
INCOME

\$142,663
2024 EST.



COMMERCIALLY
INSURED

85%
AGES 0-64



ANNUAL MEDICAL
SERVICES
SPENDING

27.5%
ABOVE NATL. AVG



5-YEAR EST. MEDICAL
SERVICES SPENDING
INCREASE

16.4%
2029 EST.

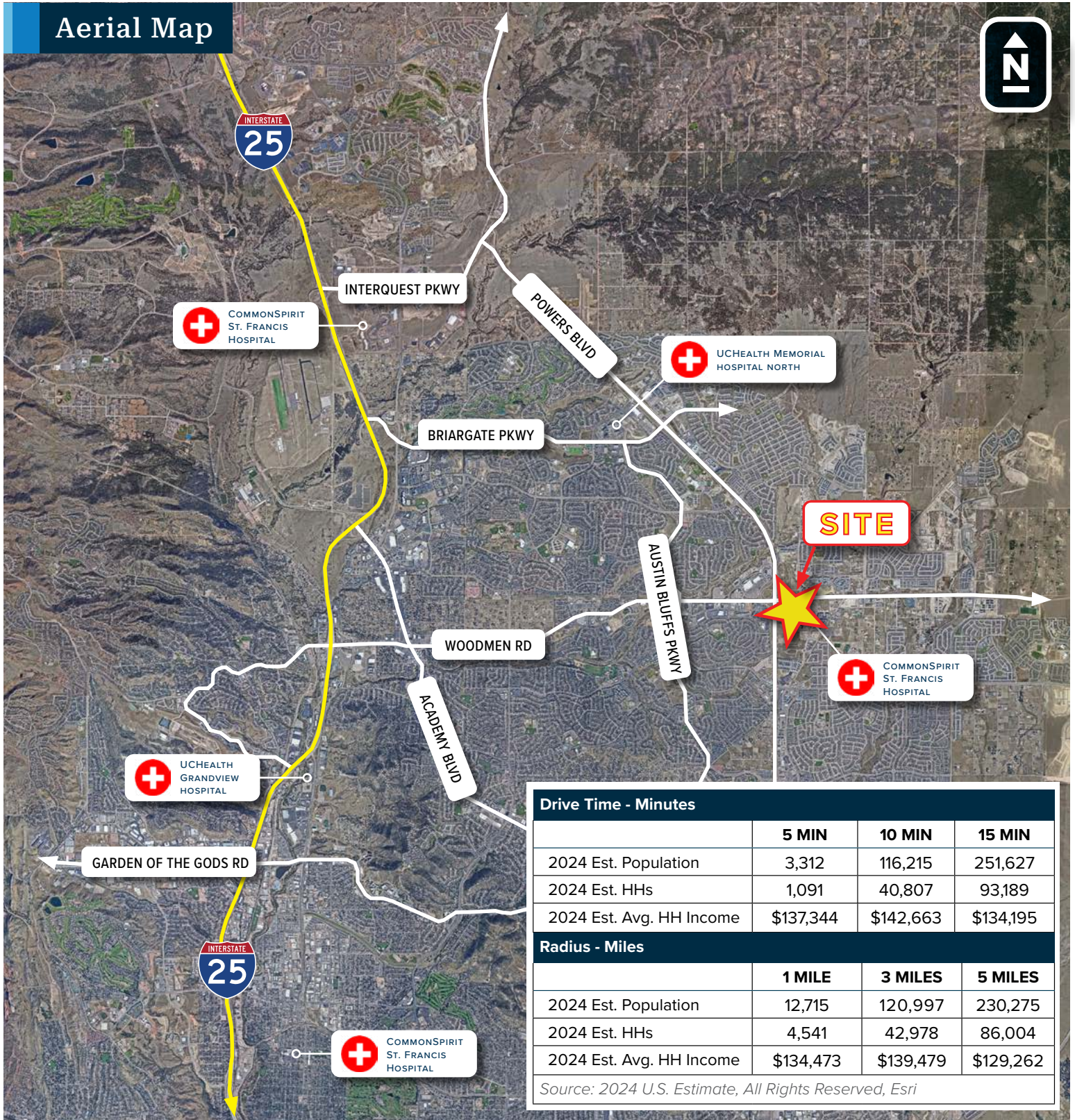
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Aerial Map



| Drive Time - Minutes | | | |
|--------------------------|-----------|-----------|-----------|
| | 5 MIN | 10 MIN | 15 MIN |
| 2024 Est. Population | 3,312 | 116,215 | 251,627 |
| 2024 Est. HHs | 1,091 | 40,807 | 93,189 |
| 2024 Est. Avg. HH Income | \$137,344 | \$142,663 | \$134,195 |
| Radius - Miles | | | |
| | 1 MILE | 3 MILES | 5 MILES |
| 2024 Est. Population | 12,715 | 120,997 | 230,275 |
| 2024 Est. HHs | 4,541 | 42,978 | 86,004 |
| 2024 Est. Avg. HH Income | \$134,473 | \$139,479 | \$129,262 |

Source: 2024 U.S. Estimate, All Rights Reserved, Esri