

MEDICAL OFFICE SPACE FOR LEASE

# Printers Park Medical Plaza

175 S UNION BLVD., COLORADO SPRINGS, CO 80910

**EXISTING SURGERY CENTER AVAILABLE!**



**PRINTERS PARK MEDICAL PLAZA** is a three-story, Class A medical office building located just a few minutes away from Memorial Hospital's main campus. Memorial Hospital services currently occupy approximately 45% of the building.

Services provided at Printers Park Medical Plaza include audiology, breast care, disease and wellness, pathology lab, radiology, wound care center, orthopedics, obstetrics/gynecology, neurology, vascular surgery, orthotics/prosthetics and internal medicine. In addition, Printers Park Medical Plaza has a surgery center as well as several rehabilitation facilities including therapeutic pools.

- **Existing surgery center available with (6) Operating Rooms, (2) Procedure Rooms, Pre-Op & Post-Op rooms**
- **Landlord will deliver surgery center to 2018 FGI guidelines**
- Competitive lease rates and Generous TI Package
- Exterior building signage available
- Balanced Mix of Healthcare Providers
- 24/7 on-call maintenance available
- Ample Surface Parking
- Convenient Central Location – easy access to I-25
- On-Site Management Staff
- On-Site Security from 5:00am to 7:30pm
- On-Site Storage available for Lease

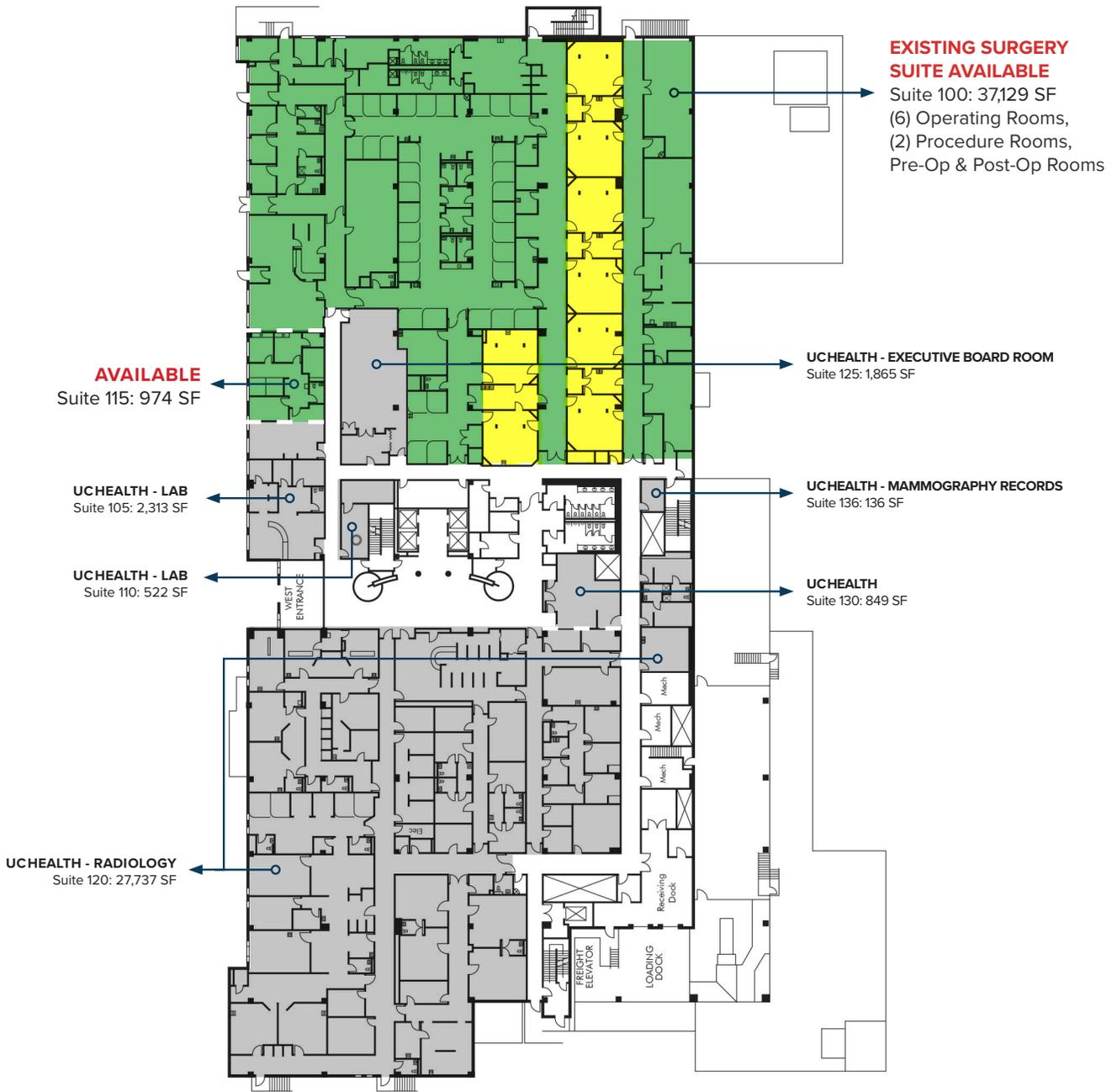
<b>TOTAL RSF AVAILABLE:</b>	81,374 RSF
<b>SUITE 100:</b>	37,129 SF <i>Existing Surgery Center</i>
<b>SUITE 115:</b>	974 SF
<b>SUITE 200-A:</b>	22,856 SF
<b>SUITE 240:</b>	1,733 SF
<b>SUITE 255-B:</b>	3,348 SF
<b>SUITE 345:</b>	2,326 SF
<b>SUITE 370:</b>	3,942 SF
<b>SUITE 025:</b>	7,753 SF
<b>FORMER DELI:</b>	1,313 SF
<b>LEASE RATE:</b>	\$18.00 / SF NNN
<b>NNN EXPENSES:</b>	\$11.27 / SF (2026 Est.)
<b>BUILDING SIZE:</b>	226,448 SF
<b>ZONING:</b>	PBC
<b>TOTAL PARKING:</b>	823 Spaces (3.65:1,000 SF)



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## FIRST FLOOR | PRINTERS PARK MEDICAL PLAZA



 AVAILABLE SPACE

 LEASED SPACE

 AMBULATORY SURGERY CENTER

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### SECOND FLOOR | PRINTERS PARK MEDICAL PLAZA

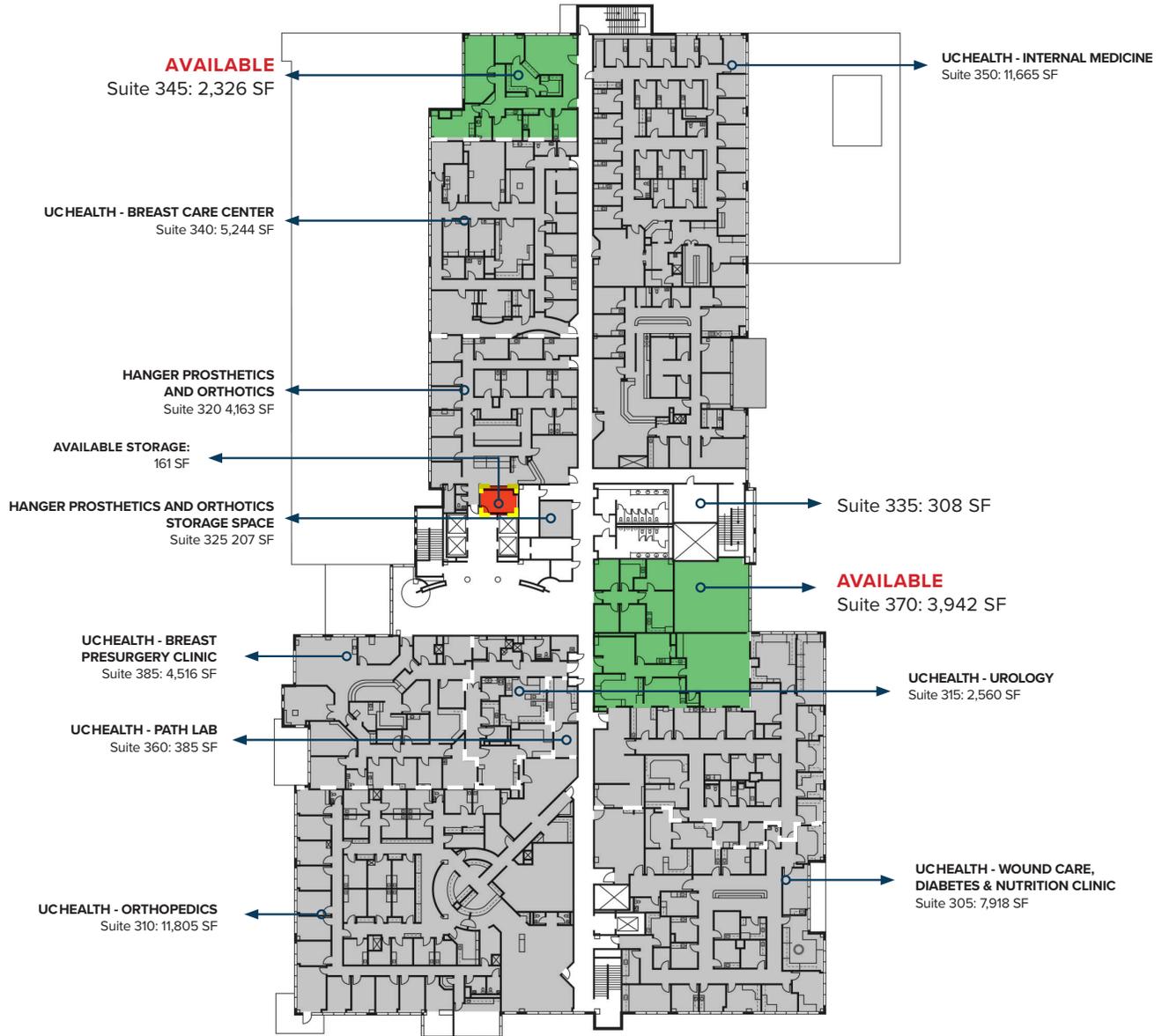


 **AVAILABLE STORAGE**

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## THIRD FLOOR | PRINTERS PARK MEDICAL PLAZA



 **AVAILABLE SPACE**

 **LEASED SPACE**

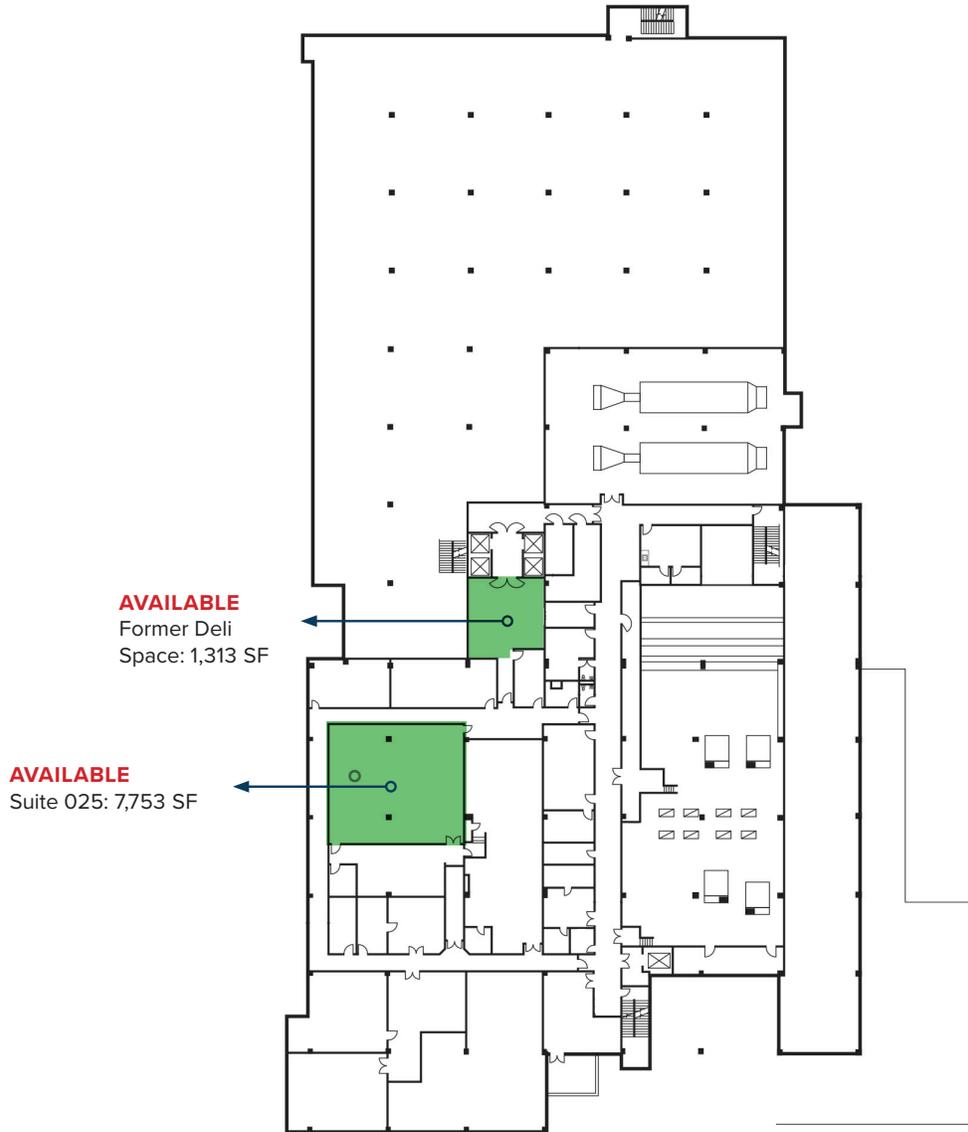
 **AMBULATORY SURGERY CENTER**

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### BASEMENT FLOOR | PRINTERS PARK MEDICAL PLAZA



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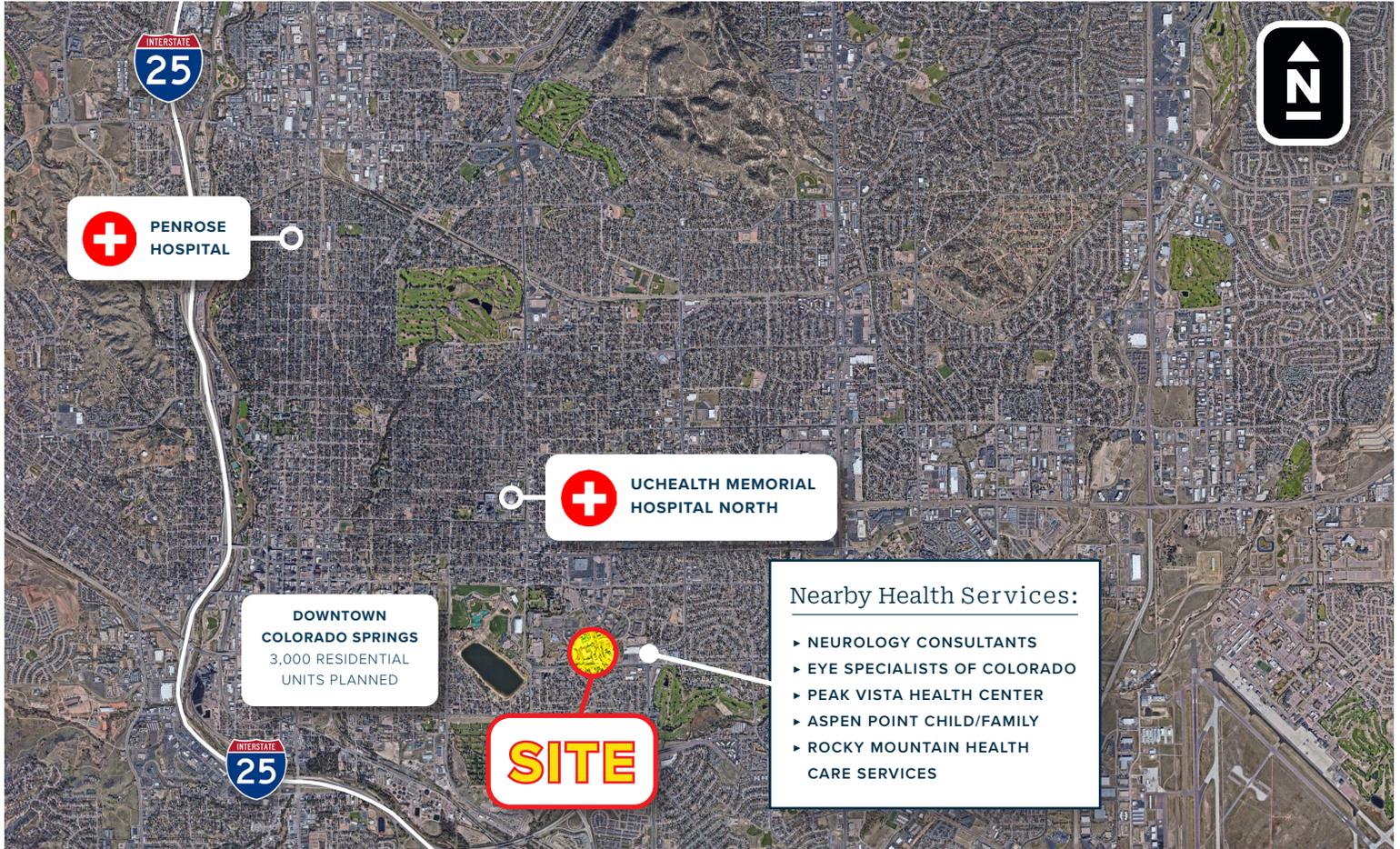
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### HEALTHCARE DEMOGRAPHICS COLORADO SPRINGS



**ANNUAL POPULATION GROWTH RATE**

2010 to 2024  
**15.02%**



**POPULATION, COLORADO SPRINGS**

2025 EST.  
**709,000**



**COMMERCIALLY INSURED**

**92%**  
AGES 0-64



**AVERAGE HOUSEHOLD INCOME**

2024 EST.  
**\$71,957**



**2025 ESTIMATED SPENDING INCREASE**

2025 EST.  
**23.7%**



**ANNUAL MEDICAL EXPENDITURES**

**43%**  
ABOVE NATL. AVG

SOURCE: eSite Analytics, 2019, 2020 US Census, All Rights Reserved, Alteryx, Inc.

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