

Printers Park "B" Medical Building

AVAILABLE FOR SALE OR LEASE // 3225 International Cir, Colorado Springs, CO 80910



Property Overview

This professional medical office building is located in one of the premier medical campuses in Colorado Springs located in Printers Park, near Memorial Hospital, downtown Colorado Springs and the Colorado Springs Airport. Suites 200A and 200B can be leased together for a total of 2,986 sf of contiguous space. Suites are geared toward medical users whether for lease or the building can be purchased by an owner user also looking to have rental income in place. This building sale price is significantly below the recent appraised value. There are great views of Pikes Peak and the Front Range and there is plenty of parking on site. Landlord has plans to install covered parking.

Please call us today to schedule your showing!

For More Information

Caleb David

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719.345.5525

Beth Diana

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COMMERCIAL REAL ESTATE

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| | |
|------------|-------------|
| Sale Price | \$2,100,000 |
|------------|-------------|

| | |
|------------|--------------------|
| Lease Rate | \$12.00 SF/yr, NNN |
|------------|--------------------|

Location Information

| | |
|------------------|------------------------------------|
| Building Name | Printers Park "B" Medical Building |
| Street Address | 3225 International Cir |
| City, State, Zip | Colorado Springs, CO 80910 |
| County | El Paso |

Property Information

| | |
|------------------|--------------|
| Property Type | Office |
| Property Subtype | Medical |
| Zoning | MX-N |
| APN # | 64163-10-005 |

Building Information

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|---------------------|-----------|
| Building Size | 12,462 SF |
| Ceiling Height | 11 ft |
| Number of Floors | 2 |
| Year Built | 1999 |
| Number of Buildings | 1 |



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Lease Information

| | | | |
|-------------------------|---------------|-------------------------|------------------|
| Lease Rate: | \$12.00/SF/yr | Available Space: | 1,486 - 2,986 SF |
| Est. 2024 NNN's: | \$10.25/SF | Lease Term: | Negotiable |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate |
|------------|-----------|-----------|------------|---------------|
| Suite 200A | Available | 1,500 SF | NNN | \$12.00 SF/yr |
| Suite 200B | Available | 1,486 SF | NNN | \$12.00 SF/yr |

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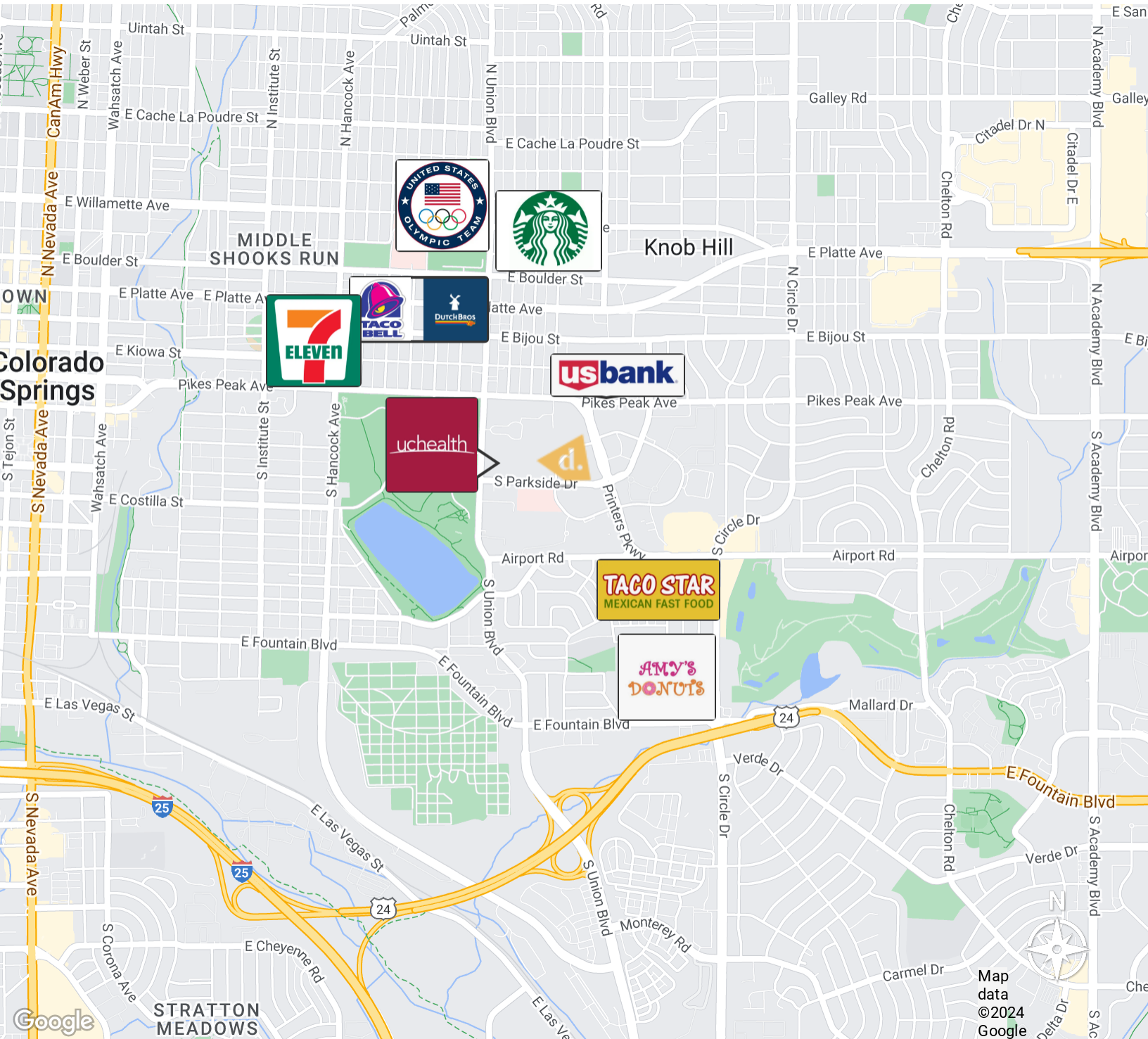
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