

MEDICAL OFFICE SPACE

AUSTIN BLUFFS PROFESSIONAL BUILDING

3425 AUSTIN BLUFFS PKWY,
COLORADO SPRINGS, CO 80918



OFFERING SUMMARY

Available SF: 539 - 8,982 SF
Lease Rate: \$10.00 - 12.00 SF/yr (NNN)
Lot Size: 1.28 Acres
Building Size: 20,398 SF
Zoning: OC
NNN Estimate For 2023: \$10.20

PROPERTY OVERVIEW

Jointly Built Out as a Medical Space
Full signage opportunity
High Visibility
Excellent medical/professional property location
Well-maintained property

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
#112	\$12.00 SF/yr	539 SF
#114	\$12.00 SF/yr	580 SF
#201	\$10.00 - 12.00 SF/yr	4,250 SF
#205	\$10.00 - 12.00 SF/yr	4,732 SF

PROPERTY HIGHLIGHTS

- Currently Built out as Full Medical Space



J.P. Robert Nolette

719.520.9500

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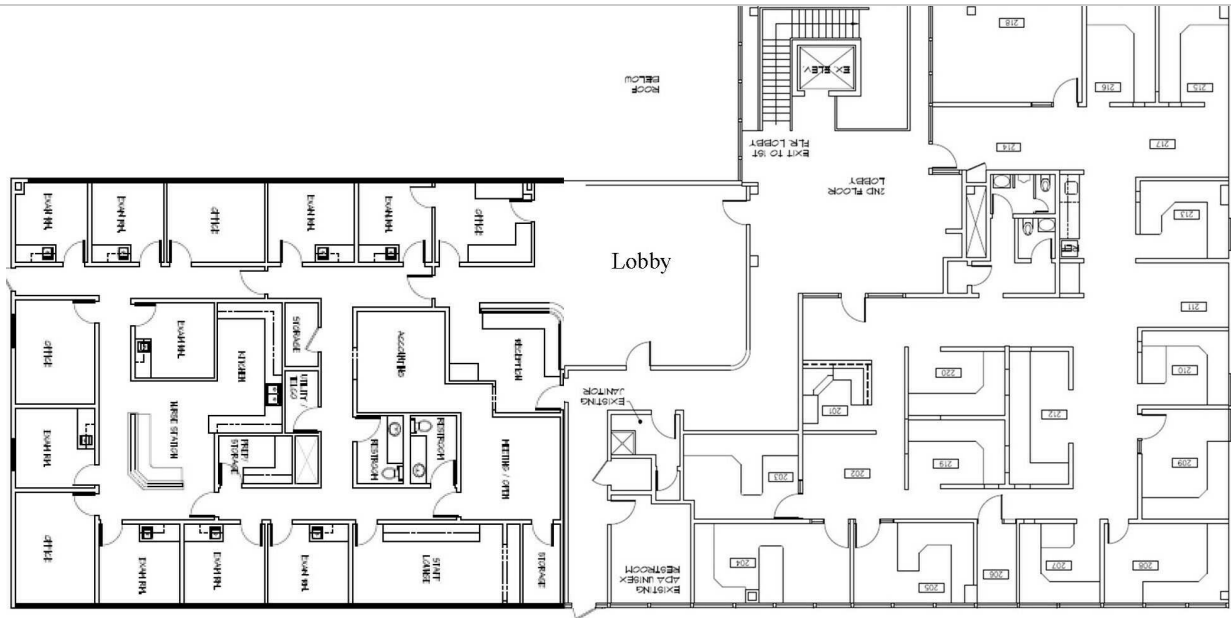
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#205

#201



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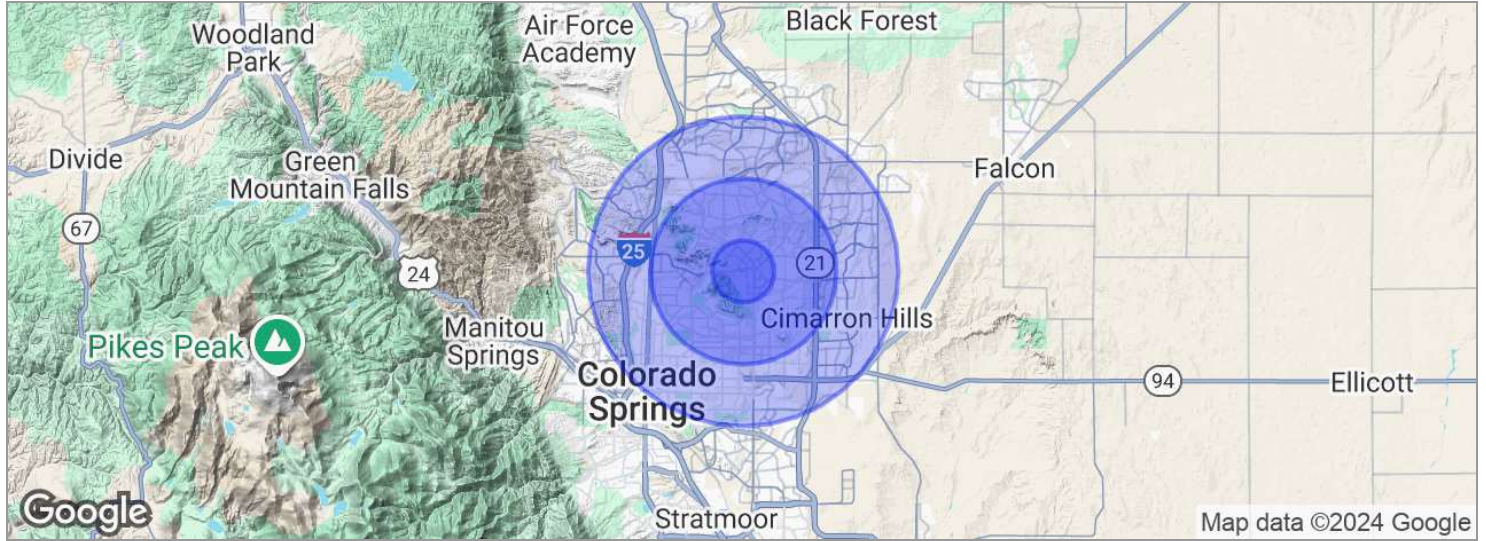
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,057	115,232	295,626
Median age	35.8	37.3	35.7
Median age (male)	31.6	35.6	34.4
Median age (female)	39.9	39.0	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,131	46,723	118,463
# of persons per HH	2.3	2.5	2.5
Average HH income	\$55,106	\$67,035	\$64,674
Average house value	\$216,210	\$240,584	\$242,824

** Demographic data derived from 2020 ACS - US Census*



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