



FOR LEASE

Highly Built-out Medical Clinic



Property Information

Year Built	2001
Building	18,604 SF
Availabilities	6,118 SF
Parking	5:1,000
Lease Rate	\$22.00/SF NNN
Term	3-10 Years

2002 Lelaray Street Colorado Springs, CO 80909

Highly built-out medical clinic that formerly served as a vascular care center. The suite features a large reception area, two surgery rooms, a postoperative center, a nursing station, and multiple exam rooms, offices, and bathrooms. Sinks and plumbing are plentiful throughout. The post-op and surgery centers are equipped to power large medical devices. This suite is turnkey for a variety of medical uses.



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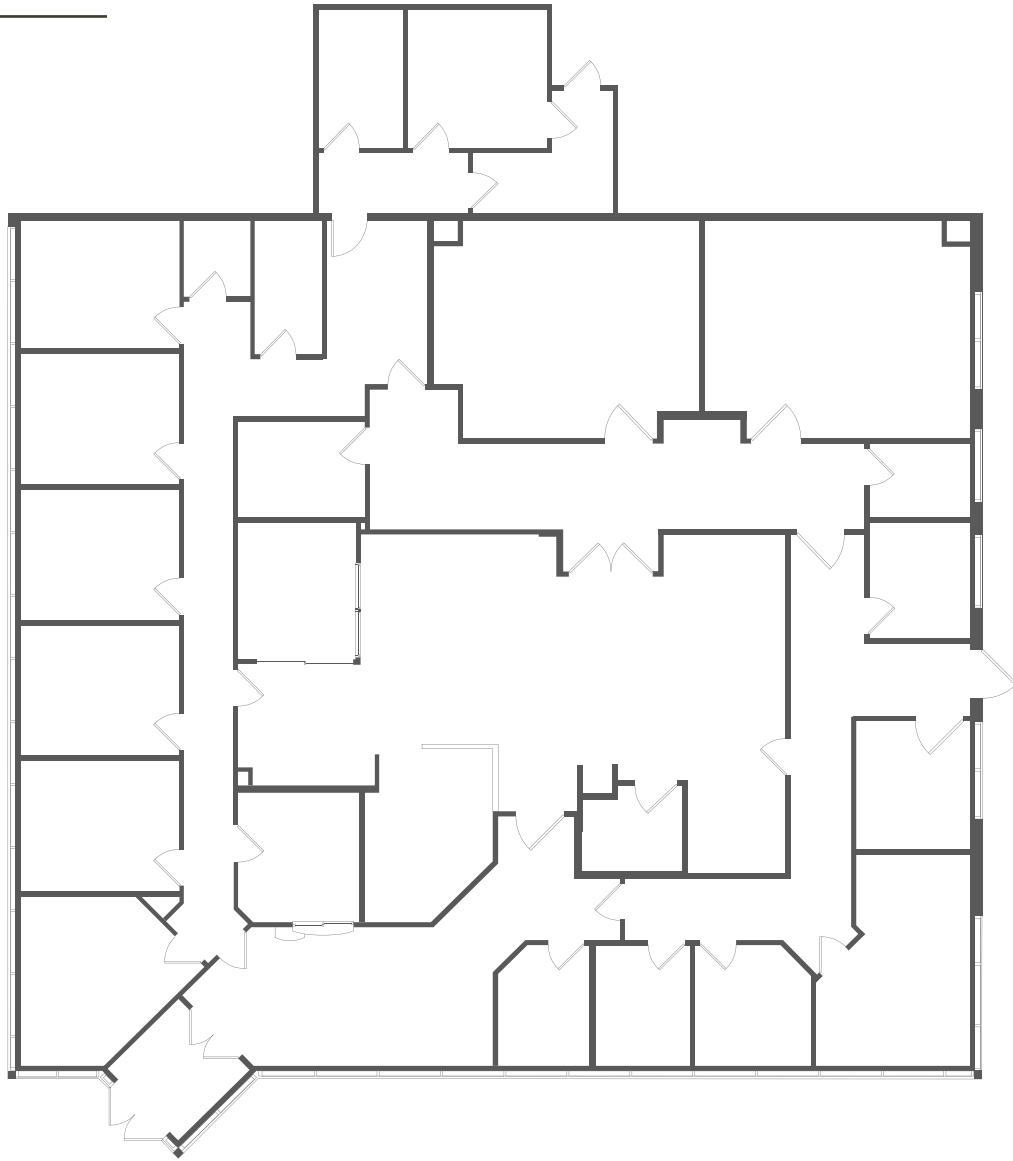
BROKERAGE
DISCLOSURE

Features

- Move-In Ready
- Building/Monument Signage
- Mountain Views
- Surgery and Post-Op Rooms
- Accessible Power up to 240V
- Easy Access

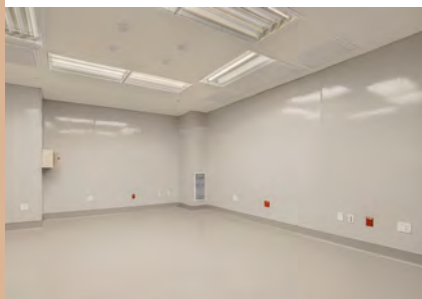


Floor Plan



Highlights

- Highly built-out medical clinic
- Formerly occupied by Fresenius Vascular Care of Colorado Springs
- Functional Turnkey Build-out for a variety of Medical Uses



Walmart

2002 Lelaray Street
Colorado Springs, CO 80909



SUBWAY

E La Sal

Alpine Dr

Lelaray St

Lelaray St

baskinBRobbins

Tweed St

View Dr

Ar Ave

Palmer Park Blvd

Dutch Bros

Bellaire Dr

Wilks Pl

Diana Ln

Edith Ln

Bates Dr

E San Miguel St

E San Miguel St

Waldean St

Papa Murphy's

SAFEGWAY FOOD & DRUG



E San Rafael St

E Uintah St

Pizza Hut

Domino's

Little Caesars

N Union Blvd

Bonfoy Ave

Swope Ave

Iowa Ave

E Yampa St

E Yampa St

Circle Dr

Galley Rd

De Cortez St

E Cache la Poudre St

Prairie Rd

E Dale St

E Hills Rd

Bennett Ave

Walgreen's

Mission St

E Monument St

E Monument St

PAPA JOHN'S

United States Olympic Complex

E Willamette Ave

Alexander Rd

E Willamette Ave

Willamette Pl

E St Vrain St



Wendy's

CVS

E St Vrain St



Dutch Bros

Walgreen's

SUBWAY

E Gunnison St

Pitkin St

Yuma St

E Bijou St

DUNKIN' DONUTS



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