

FOR LEASE/SALE | ±5,026 SF MEDICAL OFFICE

900 INDIANA AVENUE

PROFESSIONAL PLAZA SOUTH

Pueblo, Colorado 81004



TURNKEY MEDICAL OFFICE SPACE IN A CENTRAL LOCATION

Looking for a turnkey medical office in a high-visibility location? Welcome to 900 Indiana Avenue, Professional Plaza South, a well-positioned medical office building in Pueblo, Colorado, ideal for medical users seeking move-in-ready clinical space, or buyers who are looking for a building that has additional income from a stable tenant.

CALL BROKER FOR MORE INFORMATION

PLEASE CONTACT

RAY ROSADO, CCIM | Principal

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rrosado@lee-associates.com

- Built out for medical use
- 74 Unreserved parking spaces
- Lease Rate: \$12.00/SF NNN
- NNN Expenses: \$6.10/SF (2026)
- Each unit has separate gas and electric meters
- Zoning: O-1, Pueblo
- Built: 1998
- 1.81 Acre Lot
- Construction: Masonry
- Location offers quick access to I-25

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PRIME MEDICAL OFFICE SPACE

SALE PRICE: \$800,000



900 Indiana Avenue is a total of 5,026 SF. Suite A & B offers 1,769 SF – perfect for a primary care clinic, dental office, or specialty practice. Suite D offers 1,200 SF – ideal for independent practitioners or satellite medical offices. Built in 1998 with durable masonry construction, this Class C medical office delivers an affordable yet professional space in a growing healthcare corridor. Ideal for medical users seeking move-in-ready clinical space, or buyers who are looking for a building that has additional income from a stable tenant.

PROPERTY FEATURE

REMAINING UNITS FOR LEASE

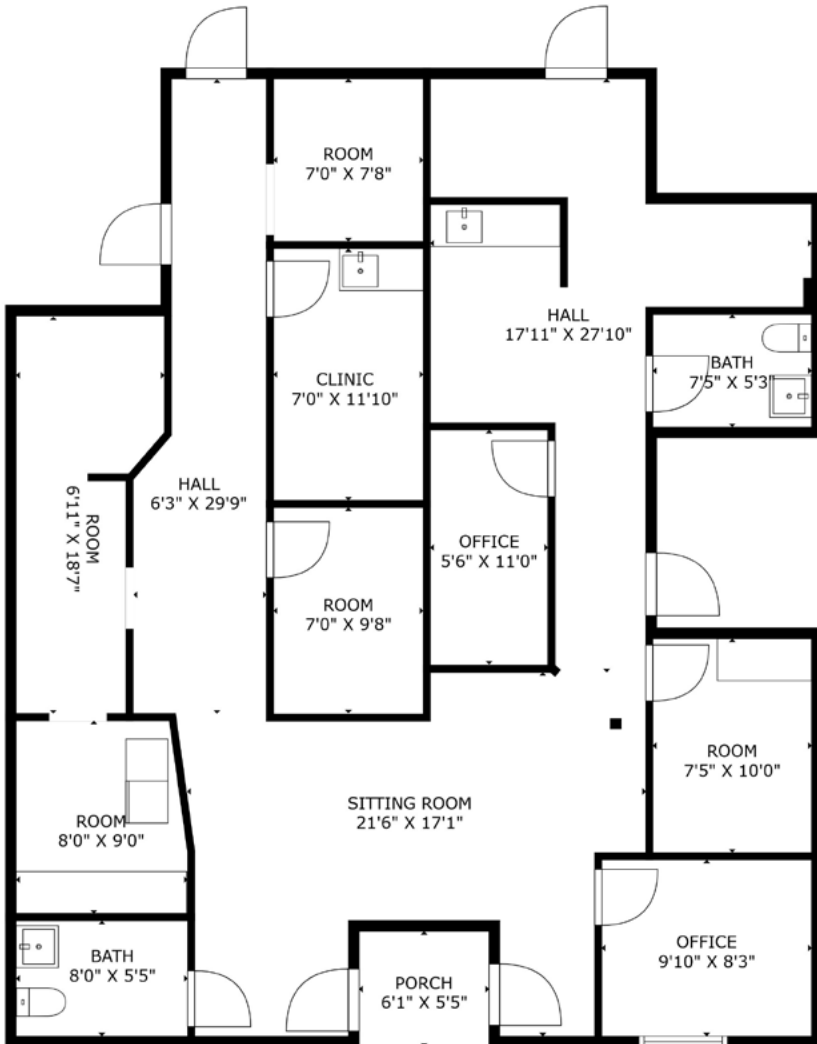
Available SF: Suite A & B: 1,769 Suites SF
Suite D: 1,200 SF

PROPERTY HIGHLIGHTS

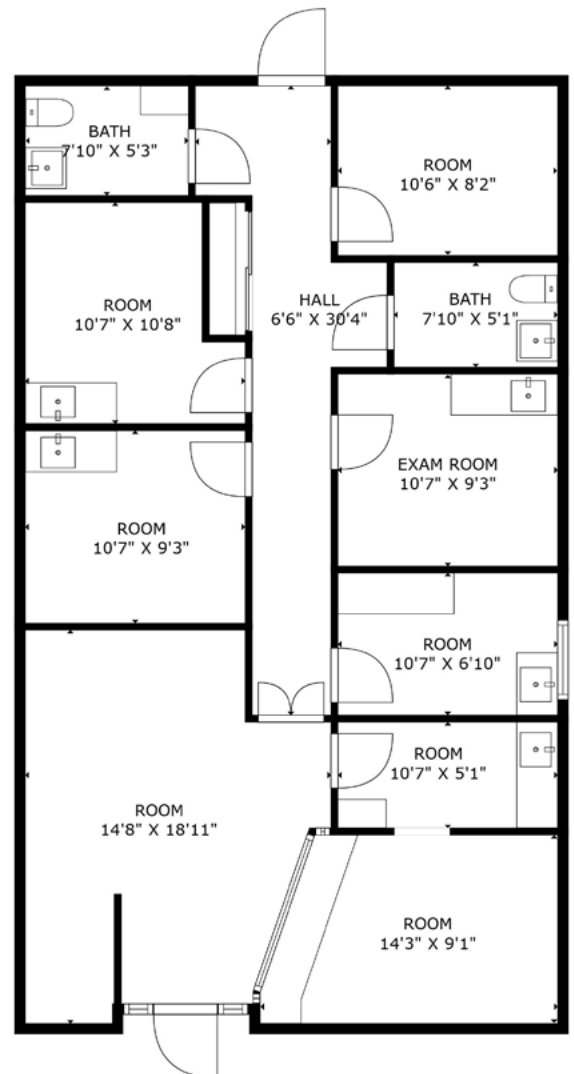
- 2 Blocks from St. Mary-Corwin Hospital
- Located in the Opportunity Zone
- Multi-tenant professional plaza
- Medical use ready building
- Just 1 minute to I-25
- Abundant parking

AVAILABLE FOR LEASE

SUITE A & B 1,769 SF



SUITE D 1,200 SF

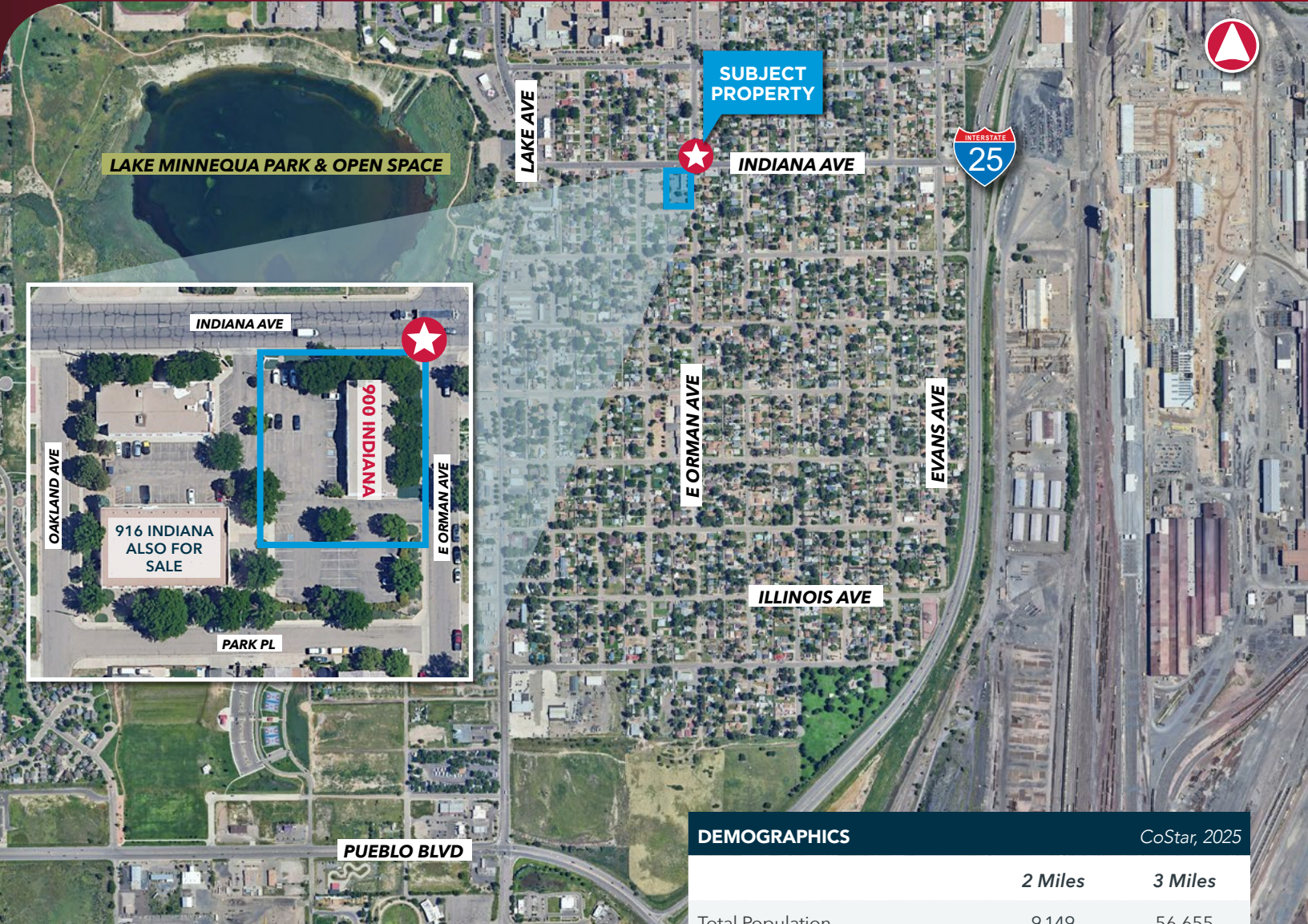


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DEMOGRAPHICS		CoStar, 2025
	2 Miles	3 Miles
Total Population	9,149	56,655
Total Households	3,788	23,204
Median HH Income	\$40,659	\$47,077

TRAFFIC COUNTS		CoStar, 2025
Streets	Vehicles Per Day	
Indiana Ave & Wyoming Ave W	2,476	
Minnequa Ave & E Routt Ave W	2,278	
E Orman Ave & Logan Ave S	3,304	

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