



UNION MEDICAL CAMPUS

1625 MEDICAL CENTER PT COLORADO SPRINGS, CO 80907



Colorado Springs' Most Well-Established Medical Campus
OFFICE/MEDICAL FOR LEASE



**Colorado Springs
Commercial**





1625 MEDICAL CENTER PT,
COLORADO SPRINGS, CO 80907



AVAILABLE SPACE

Suite 115	1,367 RSF
Suite 140	1,084 RSF
<i>Contiguous 2,348 RSF</i>	
Suite 100	8,173 RSF
Suite 130	1,470 RSF
<i>Contiguous 9,643 RSF</i>	
Suite 215	2,001 RSF

Union Medical Campus is a prestigious Class A medical office campus prominently positioned at the northwest corner of the highly trafficked intersection of Union Boulevard and Fillmore Street. The campus offers exceptional visibility, convenient access, and a strong presence within one of Colorado Springs' most established medical corridors. Featuring modern architecture, professional finishes, and ample on-site parking, Union Medical Campus provides an ideal setting for healthcare providers seeking a high-quality environment that supports both patient experience and operational efficiency.

- Basement storage available
- Ample parking
- Centralized location, easy access



BUILDING SIZE:
70,045 RSF



LEASE RATE:
From \$21.50/RSF NNN



PARKING:
5 spaces per 1,000 RSF



EXPENSES:
\$12.50/RSF (2026 est.)



STORIES:
2

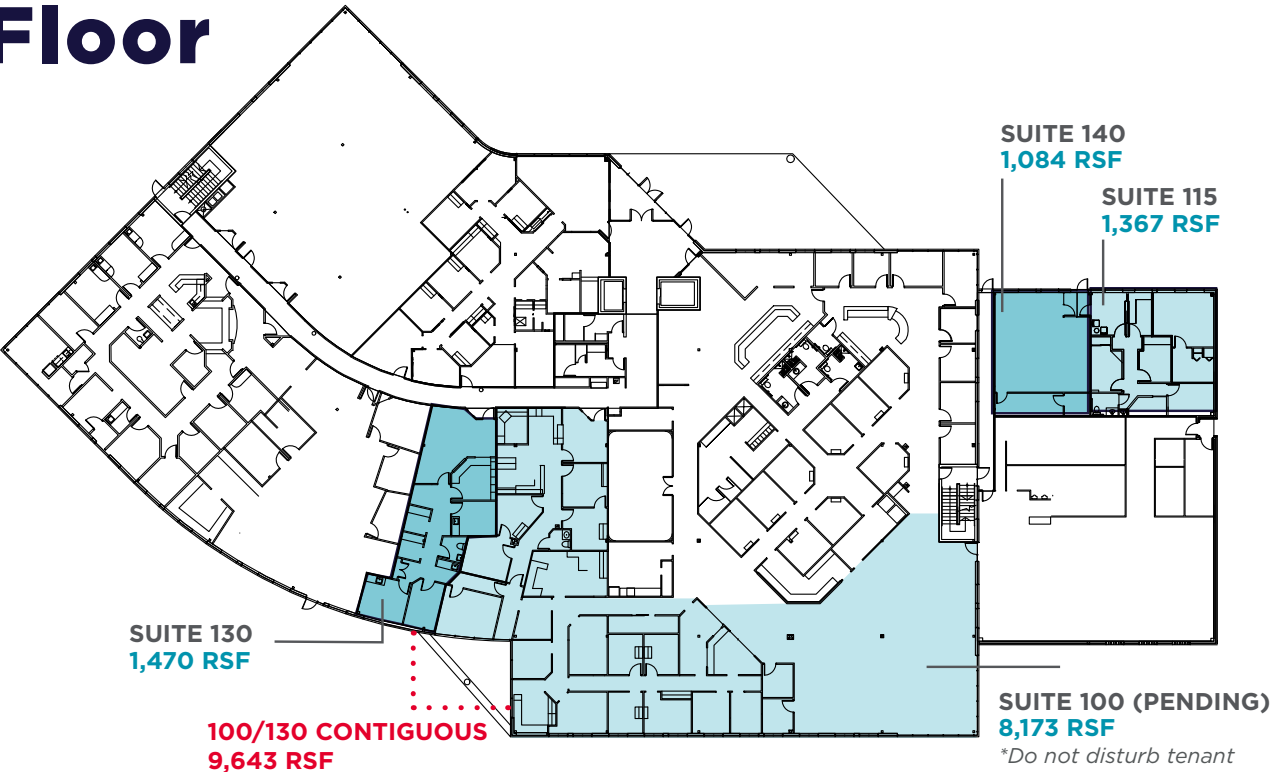


TENANT IMPROVEMENTS:
Negotiable

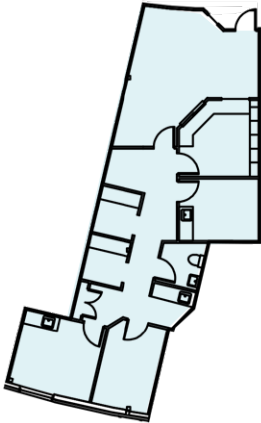


Ownership: Remedy is the largest private owner of healthcare properties in the United States. With over \$7B in healthcare acquisitions since 2012, Remedy currently owns, manages and leases over 28 million square feet of healthcare properties and has developed over 7 million square feet.

1st Floor



AVAILABLE SUITES



SUITE 130 - 1,470 RSF

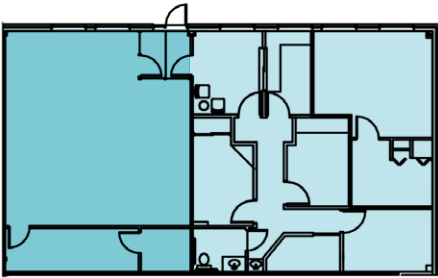
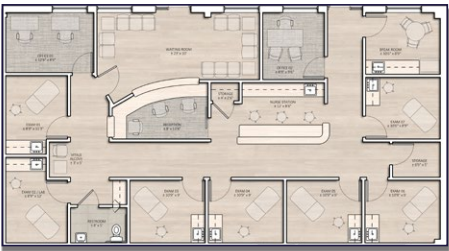


SUITE 100 - 8,173 RSF

SUITE 115/140
CONCEPT PLAN
2,348 RSF CONTIGUOUS

SUITE 115/140
EXISTING BUILDOUT
2,348 RSF

SCAN QR CODE
OR CLICK HERE
TO VIEW LARGER



SUITE 130 - 1,470 RSF



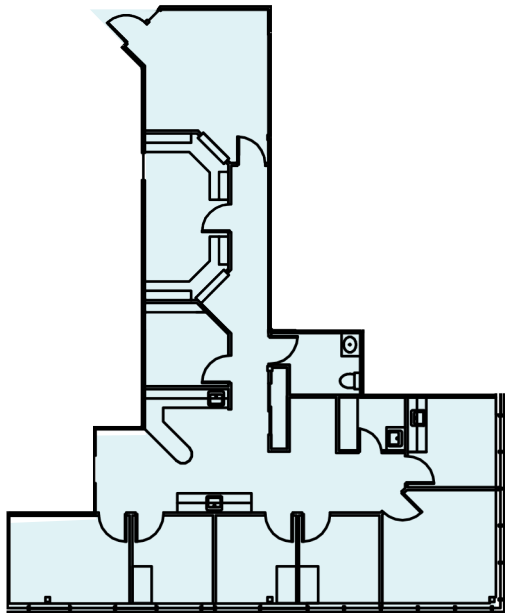
SUITE 100 - 8,173 RSF



SUITE 140 - 1,084 RSF



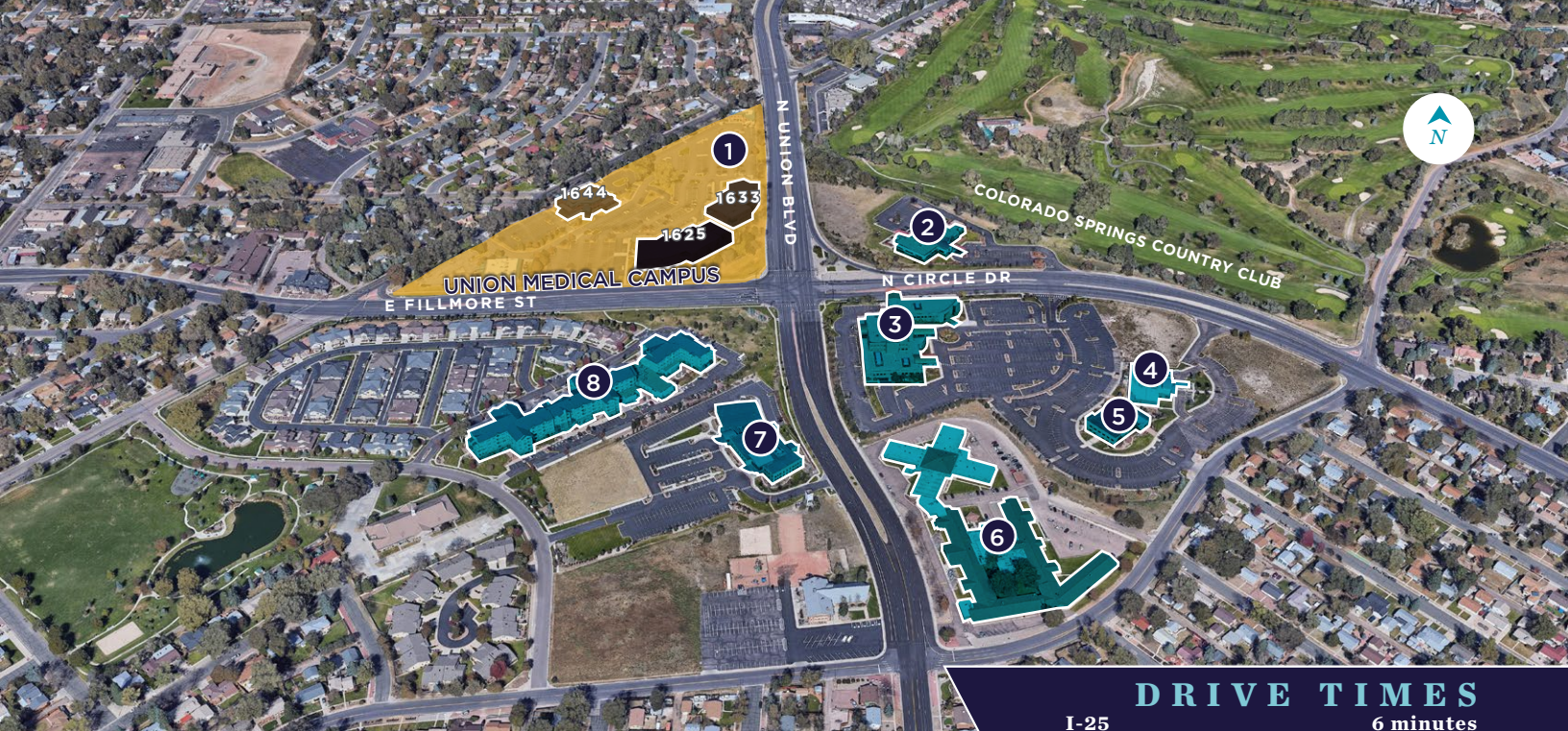
2nd Floor



SUITE 215 - 2,001 RSF

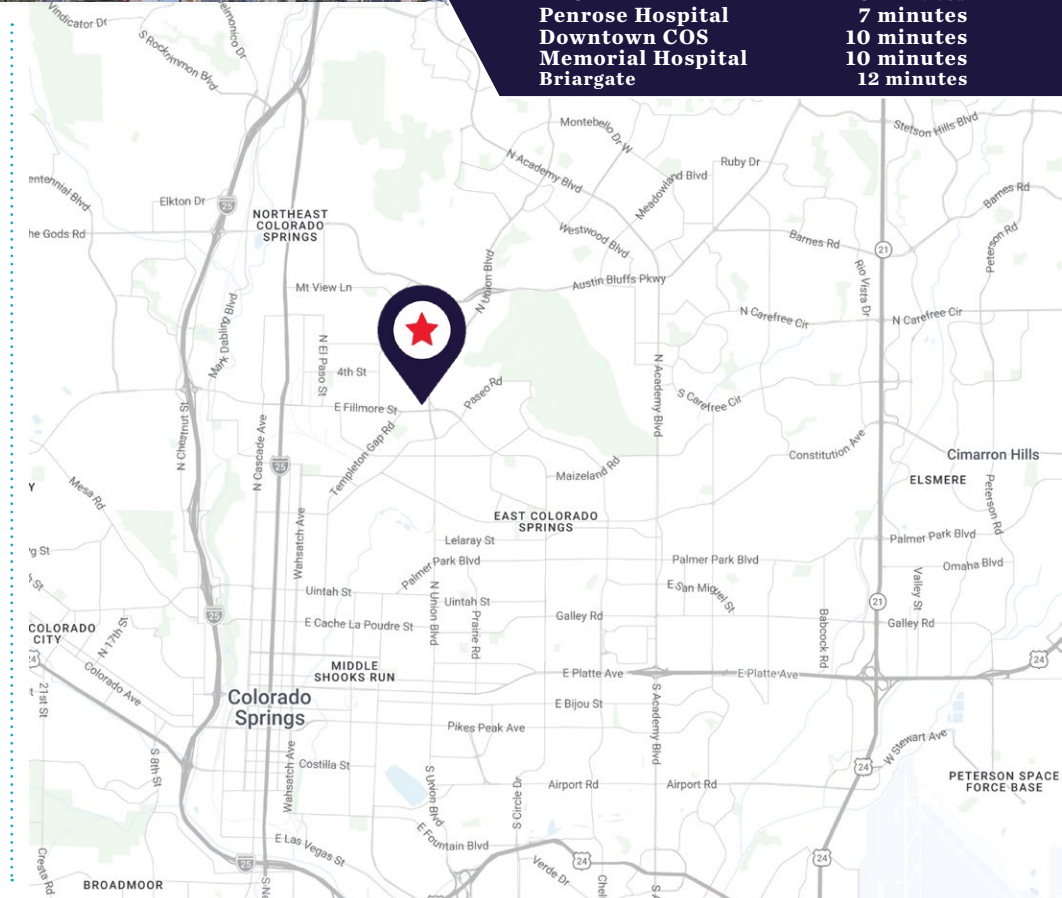
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





- 1 Optum
UCHealth
Pikes Peak ENT
Colorado Institute of Sports Medicine
Colorado Springs Cardiology
Aspire Sinus & Allergy
Urological Associates
- 2 Penrose St. Francis Primary & Urgent Care
- 3 Audubon Surgery Center
CenturaHealth
Colorado ENT & Allergy
Mountain View Medical Group
- 4 Associates in Gastroenterology
Endoscopy Center of CS
- 5 Colorado Springs Family Practice
Incline Orthopaedics
Audubon Medical Associates
HearingLife
- 6 Pikes Peak Care Center
- 7 Colorado Springs Eye Clinic
Eye Associates of CS
Pinnacle Eye Center
Retina Consultants of Southern Colorado
- 8 MacKenzie Place Senior Living

DRIVE TIMES	
I-25	6 minutes
Penrose Hospital	7 minutes
Downtown COS	10 minutes
Memorial Hospital	10 minutes
Briargate	12 minutes



CONTACT INFORMATION

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**Colorado Springs
Commercial**

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