

MEDICAL OFFICE SPACE FOR LEASE

# Printers Park Medical Plaza

175 S UNION BLVD., COLORADO SPRINGS, CO 80910



## Property Summary

TOTAL RSF AVAILABLE:	95,052 RSF
LEASE RATE:	\$21.00 / SF NNN
NNN EXPENSES (2024 Est.):	\$12.91 / SF
ZONING:	PBC
TOTAL PARKING:	823 Spaces (3.65:1,000 SF)

- Competitive lease rates and Generous TI Package
- Exterior building signage available
- Balanced Mix of Healthcare Providers
- 24/7 on-call maintenance available
- Ample Surface Parking
- Convenient Central Location – easy access to I-25
- On-Site Management Staff
- On-Site Security from 5:00am to 7:30pm
- On-Site Storage available for Lease

## Property Description

**Printers Park Medical Plaza** is a three-story, Class A medical office building located just a few minutes away from Memorial Hospital's main campus. Memorial Hospital services currently occupy approximately 45% of the building.

Services provided at Printers Park Medical Plaza include audiology, breast care, disease and wellness, pathology lab, radiology, wound care center, orthopedics, obstetrics/gynecology, neurology, vascular surgery, orthotics/prosthetics and internal medicine. In addition, Printers Park Medical Plaza has a surgery center as well as several rehabilitation facilities including therapeutic pools.

**FIRST FLOOR | PRINTERS PARK MEDICAL PLAZA**

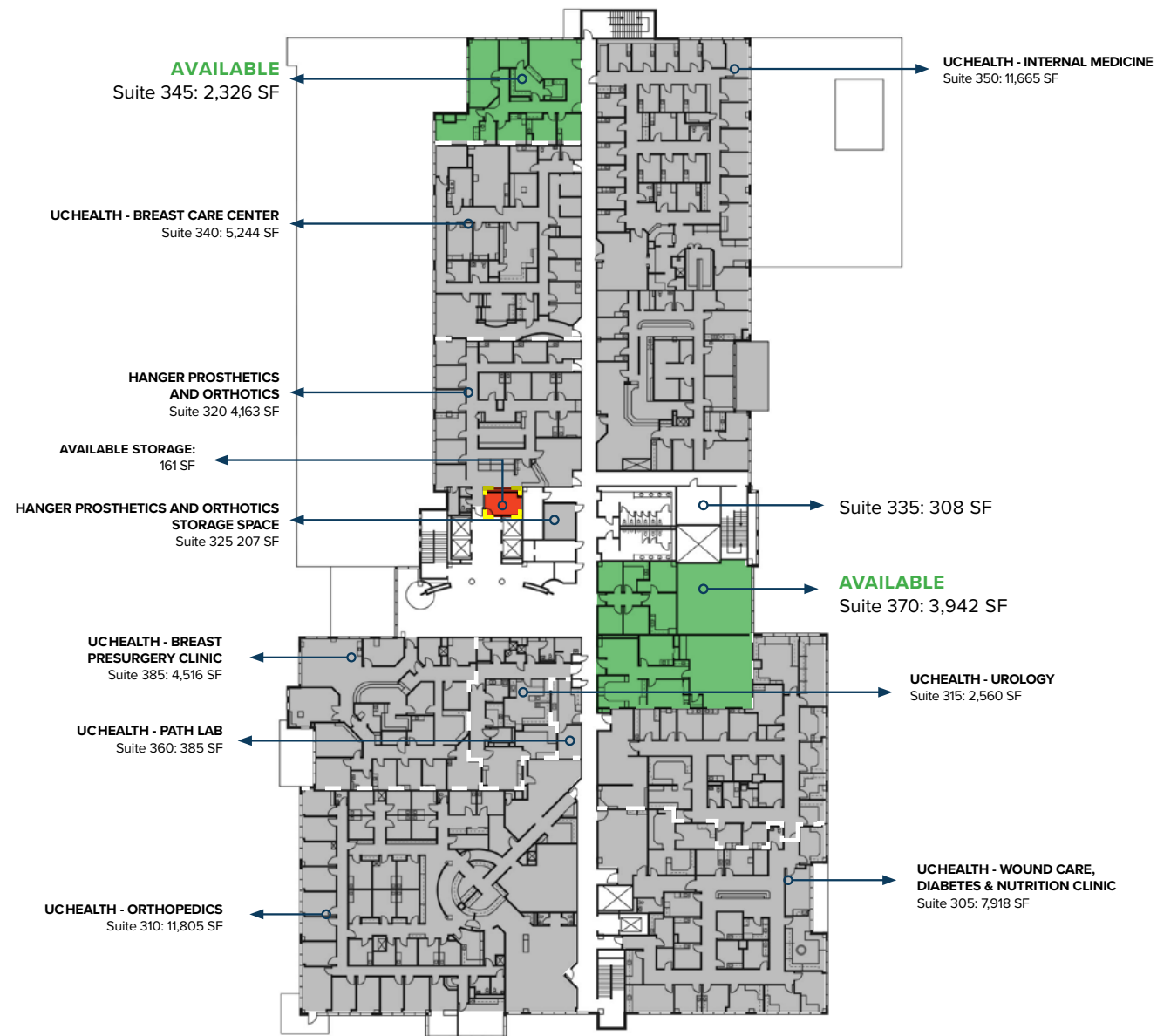


**SECOND FLOOR | PRINTERS PARK MEDICAL PLAZA**

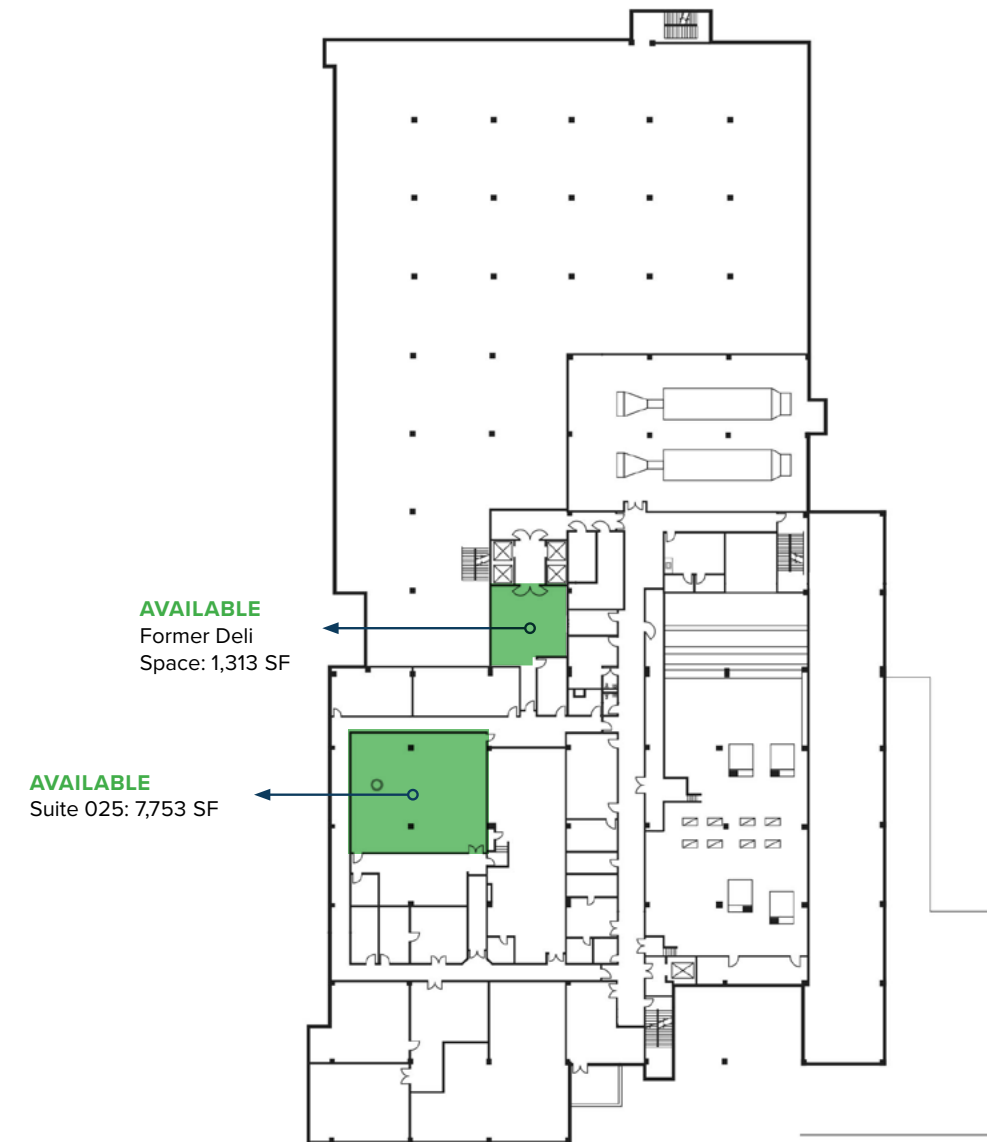


■ AVAILABLE SPACE    
 ■ LEASED SPACE    
 ■ AMBULATORY SURGERY CENTER    
 ■ AVAILABLE STORAGE

**THIRD FLOOR | PRINTERS PARK MEDICAL PLAZA**



**BASEMENT FLOOR | PRINTERS PARK MEDICAL PLAZA**

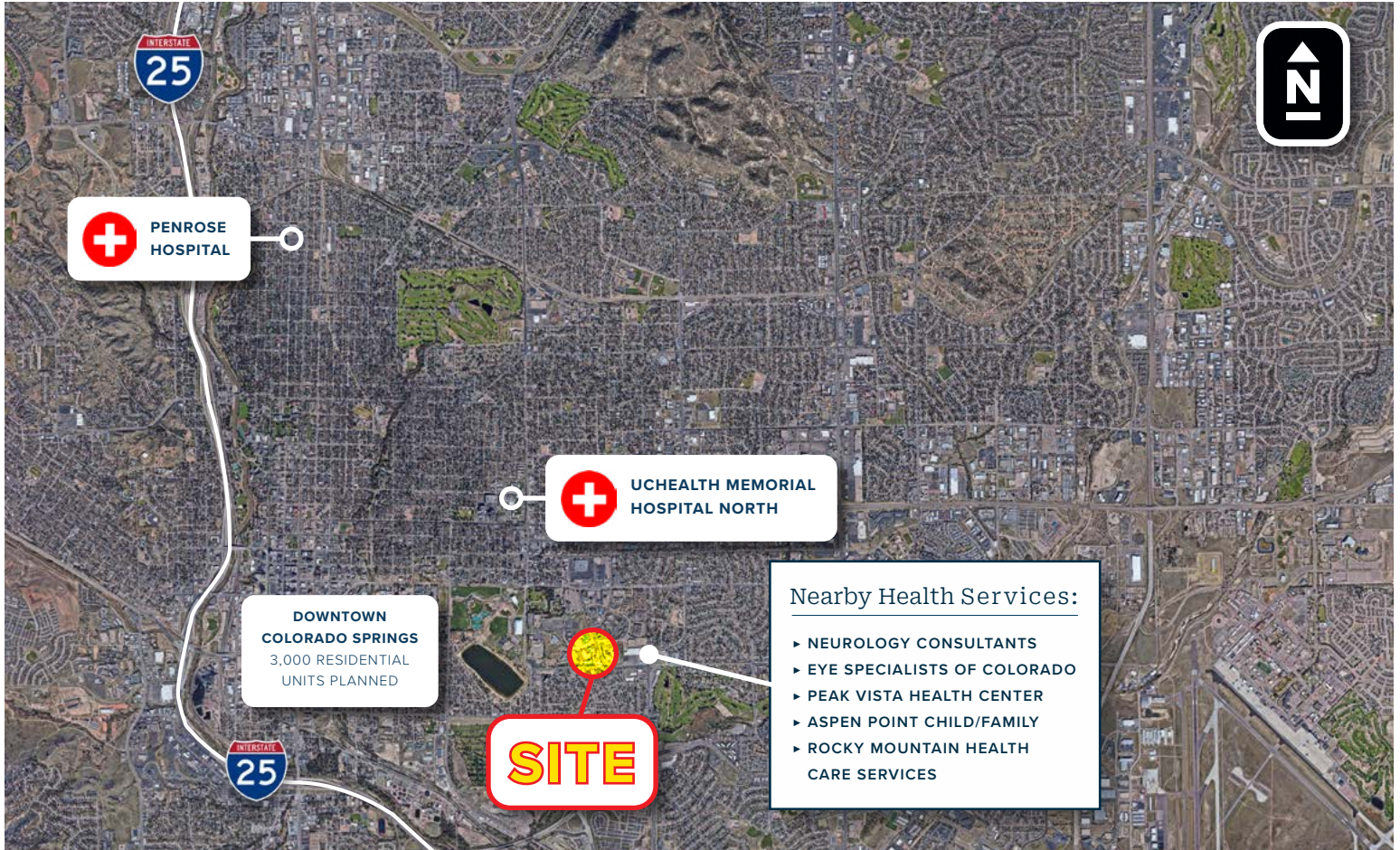


■ **AVAILABLE SPACE**    
 ■ **LEASED SPACE**    
 ■ **AMBULATORY SURGERY CENTER**    
 ■ **AVAILABLE STORAGE**









**PENROSE HOSPITAL**

**UCHEALTH MEMORIAL HOSPITAL NORTH**

**DOWNTOWN COLORADO SPRINGS**  
3,000 RESIDENTIAL UNITS PLANNED

**SITE**

**Nearby Health Services:**

- ▶ NEUROLOGY CONSULTANTS
- ▶ EYE SPECIALISTS OF COLORADO
- ▶ PEAK VISTA HEALTH CENTER
- ▶ ASPEN POINT CHILD/FAMILY
- ▶ ROCKY MOUNTAIN HEALTH CARE SERVICES

**HEALTHCARE DEMOGRAPHICS COLORADO SPRINGS**



**ANNUAL POPULATION GROWTH RATE**

2010 to 2024  
**15.02%**



**POPULATION, COLORADO SPRINGS**

2020 EST.  
**693,000**



**COMMERCIALLY INSURED**

**92%**  
AGES 0-64



**AVERAGE HOUSEHOLD INCOME**

2024 EST.  
**\$71,957**



**2025 ESTIMATED SPENDING INCREASE**

2025 EST.  
**23.7%**



**ANNUAL MEDICAL EXPENDITURES**

**43%**  
ABOVE NATL. AVG

SOURCE: eSite Analytics, 2019, 2020 US Census, All Rights Reserved, Alteryx, Inc.