

# Printers Park "B" Medical Building

AVAILABLE FOR SALE OR LEASE // 3225 International Cir, Colorado Springs, CO 80910



## Property Overview

This professional medical office building is located in one of the premier medical campuses in Colorado Springs located in Printers Park, near Memorial Hospital, downtown Colorado Springs and the Colorado Springs Airport. Suite 230 is geared toward medical users for lease, or the building can be purchased by an owner user also looking to have rental income in place. There are great views of Pikes Peak and the Front Range and there is plenty of parking on site. This building's value reflects a higher cap rate for the Verizon rooftop lease in place. This element can be separated and sold independently from the real estate. Owner replaced the roof in 2021 with warranty in place. Owner also has plans to install covered parking.

Please call us today to schedule your showing!

For More Information:

**Caleb David**

Commercial Director/Broker Associate  
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719.345.5525



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|                    |                  |
|--------------------|------------------|
| Sale Price         | \$ 2,124,100     |
| Lease Rate         | \$ 13 SF/yr, NNN |
| Blended Cap Rate * | 7.6%             |

## Location Information

|                  |                                    |
|------------------|------------------------------------|
| Building Name    | Printers Park "B" Medical Building |
| Street Address   | 3225 International Cir             |
| City, State, Zip | Colorado Springs, CO 80910         |
| County           | El Paso                            |

## Building Information

|                        |                    |
|------------------------|--------------------|
| Building Size Ceiling  | 12,462 SF          |
| Height                 | 11 ft              |
| Number of Floors       | 2, with elevator   |
| Year Built / Renovated | 1999 / 2016 & 2023 |
| Number of Buildings    | 1                  |

## Property Information

|                  |              |
|------------------|--------------|
| Property Type    | Office       |
| Property Subtype | Medical      |
| Zoning           | MX-N         |
| APN #            | 64163-10-005 |

\* The Cap Rate for the Verizon rooftop lease reflects greater potential value in addition to in place tenants



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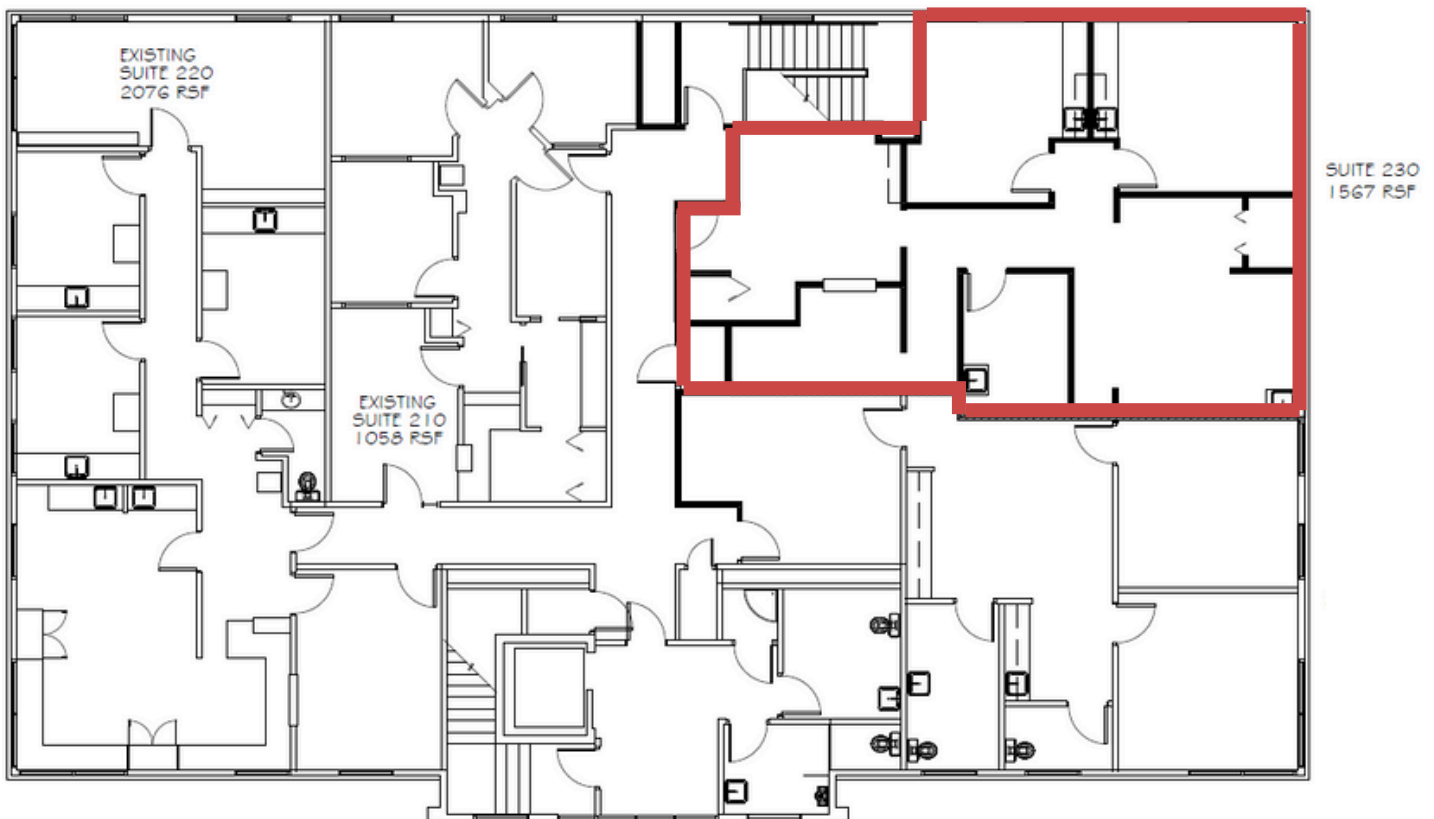
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## Lease Information

|                  |            |                  |            |
|------------------|------------|------------------|------------|
| Lease Rate:      | \$13/SF/yr | Available Space: | 1,567 SF   |
| Est. 2026 NNN's: | \$10.25/SF | Lease Term:      | Negotiable |

## Available Spaces

| Suite     | Tenant    | Size (SF) | Lease Type | Lease Rate |
|-----------|-----------|-----------|------------|------------|
| Suite 230 | Available | 1,567 SF  | NNN        | \$13/SF/yr |



[VIRTUAL TOUR](#)

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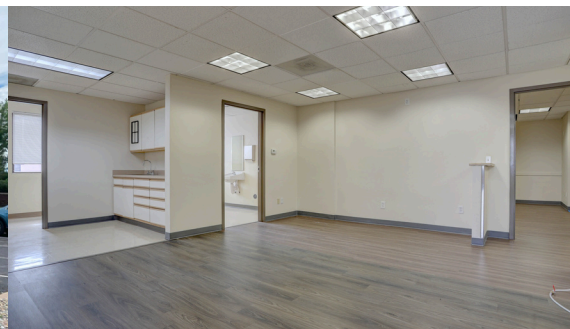


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| PRINTERS PARK MEDICAL CENTER<br>3225-3245 INTERNATIONAL CIRCLE |                             |
|--|-----------------------------|
| 3225   | QTC Medical Group           |
| 3226   | TMS Center                  |
| 3227   | Tub Corp                    |
| 3228   | Laser Hair Removal Center   |
| 3229   | Whole Kids Co.              |
| 3230   | Eye Specialists of Colorado |
| 3231   | HearUSA                     |



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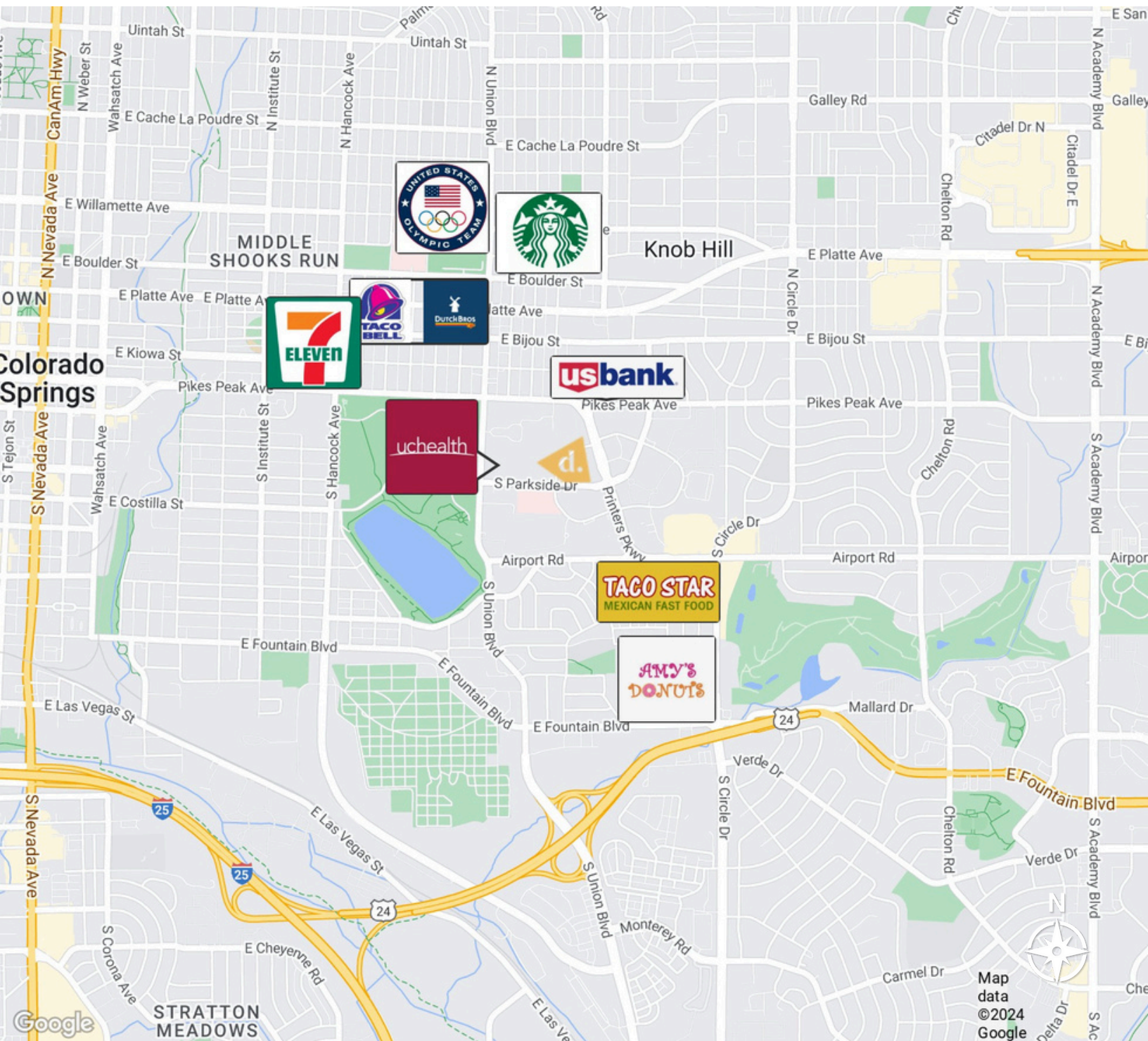
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