

MEDICAL OFFICE BUILDING FOR SALE & LEASE

RARE OWNER-USER OPPORTUNITY



1880 Willow Park Way
Monument, CO 80132



ASKING PRICE (Entire Property)

\$1,950,000
(\$254/SqFt)



LEASE RATE (Suite 101)

Contact Broker

Michael Suggs | Principal

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John Benson | Broker

719.663.0027

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AVAILABLE UNITS FOR LEASE

Suite 101
(±2,000 SqFt)

PROPERTY HIGHLIGHTS

- Rare owner-user medical office opportunity in the heart of Monument
- Excellent visibility and convenient access directly off I-25
- Well-maintained medical office building with flexible layout for a variety of healthcare or professional users
- Ample on-site parking for staff and patients
- Strong surrounding demographics with continued residential and commercial growth in the Monument corridor
- Ideal for medical, dental, orthodontic, wellness, or general office users seeking a presence in one of the area's most desirable submarket



ZONING

CC (Commercial Center)



BUILDING SIZE

±7,656 SqFt



LOT SIZE

±1.24 Acres



YEAR BUILT

1997

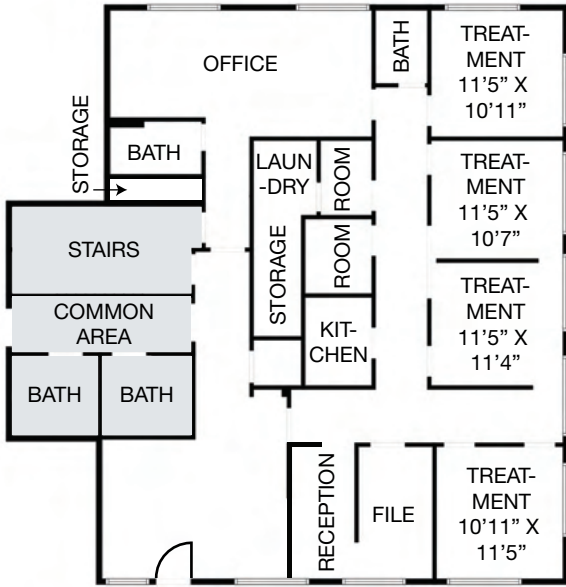
NAI Highland

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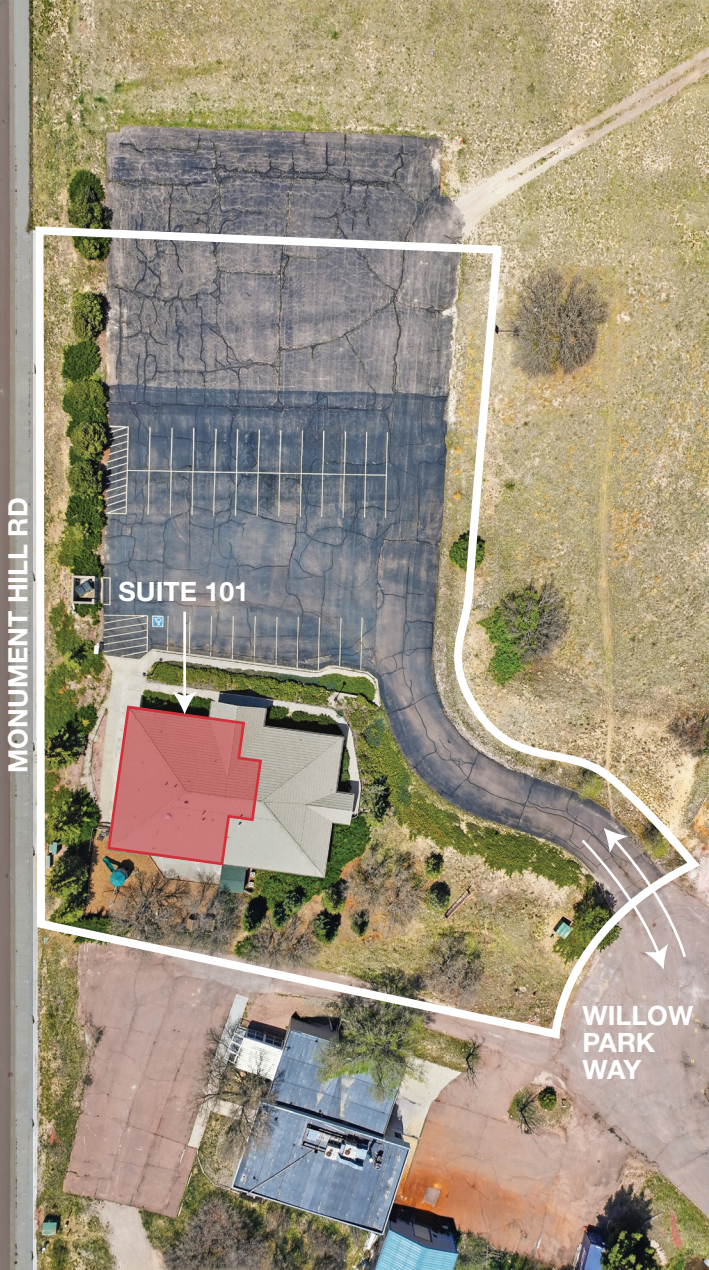
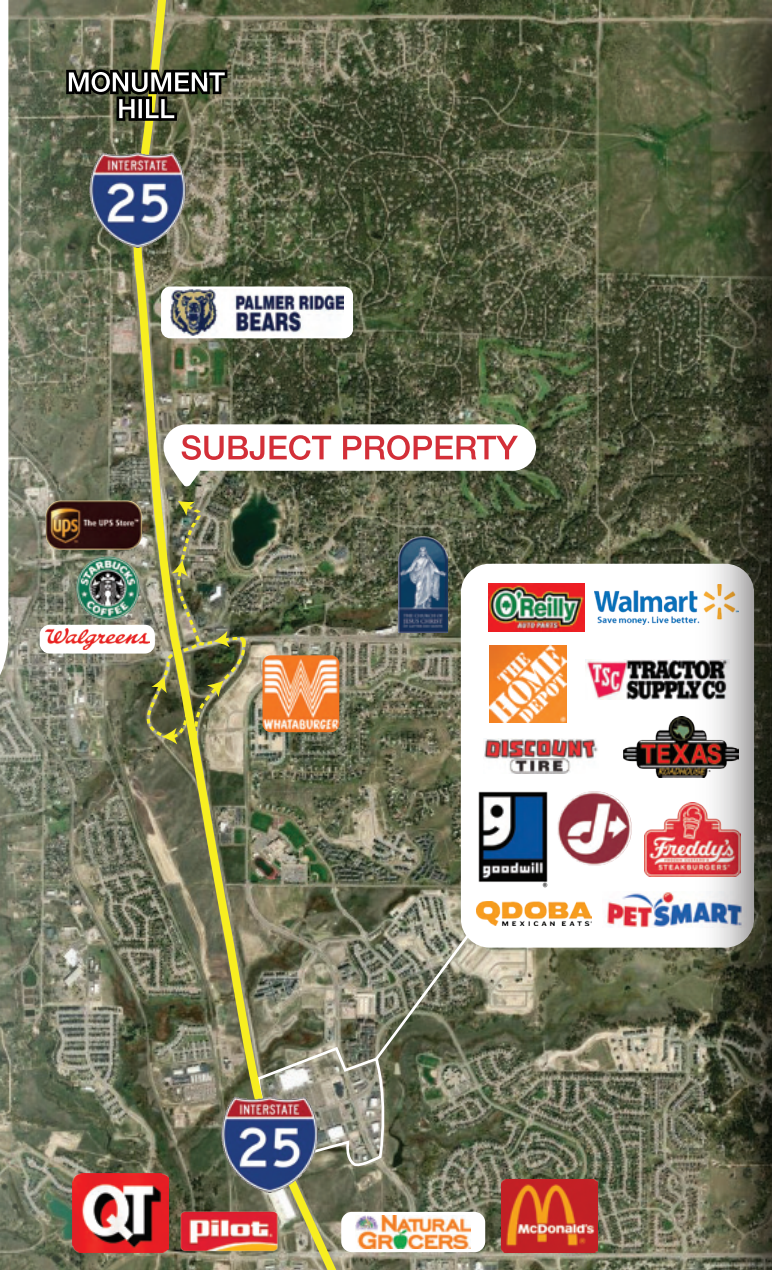
SUITE 101 FLOOR PLAN



SCAN TO WATCH PROPERTY VIDEO



DRIVE TIMES
 DEN 54 min
 COS 22 min



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