

NORTH ACADEMY BOULEVARD

Peak Vista Medical Campus

3205 & 3207 N. Academy
Colorado Springs, Colorado



SALE AND PARTIAL LEASE BACK



#1-3205 NORTH ACADEMY – PEAK VISTA LEASE BACK



#2- 3207 NORTH ACADEMY - AVAILABLE FOR USER OR REPURPOSE

Fountain Colony has been retained as exclusive agent for the disposition assignment for Peak Vista's North Academy Medical Campus located in Colorado Springs, Colorado. The property is currently occupied in total but is being offered for sale as a Lease Back of 3205 N. Academy by Seller and user or redevelopment of 3207 N. Academy and the additional out lot. The subject is located in an infill along a well-established and rejuvenating North Academy Boulevard providing for realistic future redevelopment potential. In addition, the current facilities can be used immediately for office, medical, and school uses.

Peak Vista Campus Offering Summary

This offering could potentially be purchased in its entirety or purchased individually.

Current Peak Vista Medical Campus



#1 & #2-3205-3207 NORTH ACADEMY (Buildings)
#3- 3290 WEST CAREFREE (Lot)

Building Type
Address

Administrative Facility and Medical Office Building
3205 and 3207 N. Academy Boulevard,
Colorado Springs, CO 80917
And 3290 West Carefree (Land)
189,864 square feet

Total Rentable Square Feet

3205 N Academy – 2 Stories / 107,337 Rentable Sq. Ft.
3207 N Academy – 3 Stories / 83,449 Rentable Sq. Ft.

Year Built

3205 N Academy – 1974 / Renovated- 2013
3207 N Academy – 1996 / Renovated- 2013

Parking

495 Parking spaces
On Site and Out Lot

Land Area

10.59 Acres And 3.11 Acres

Total: 13.71 Acres (597,207.6 square feet)
MX-L/CU

Zoning

East/Central

Submarket

Contact Broker

Asking Price

Contact



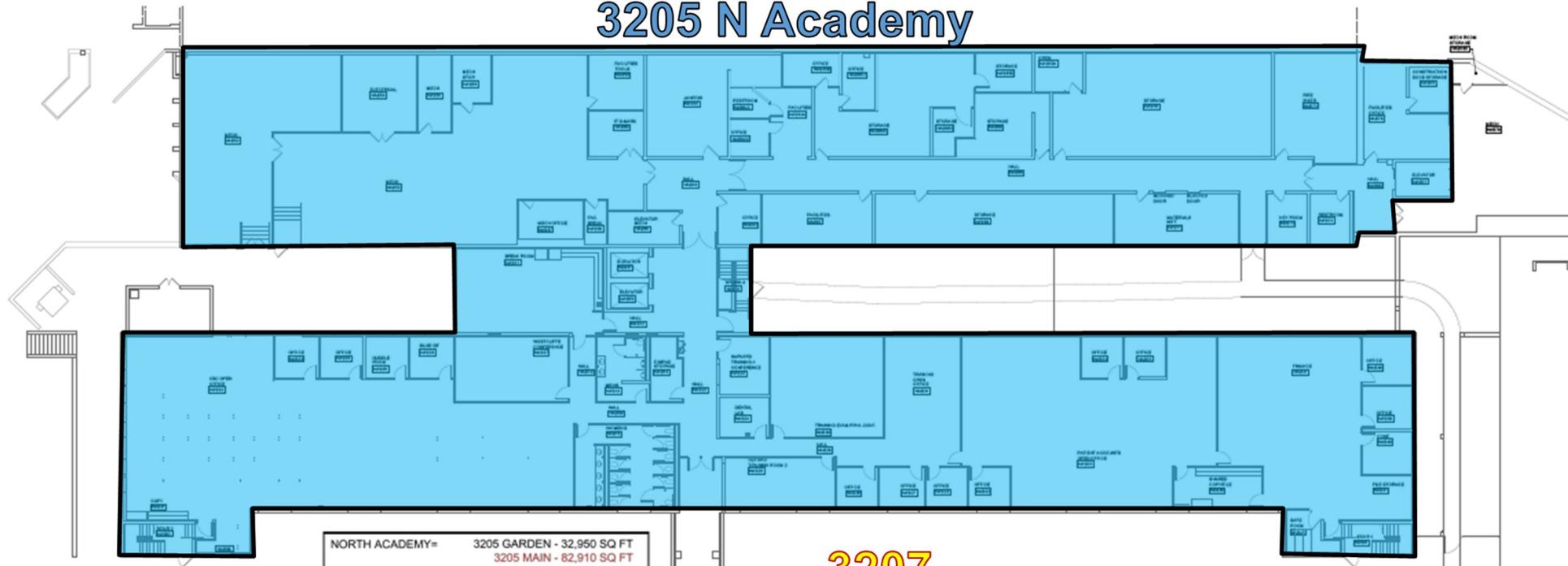
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3205 N Academy



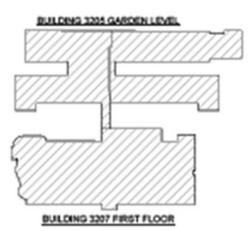
Peak Vista Community Health Centers
3205/3207 N. Academy Boulevard
Colorado Springs, Colorado 80917

3207 N Academy

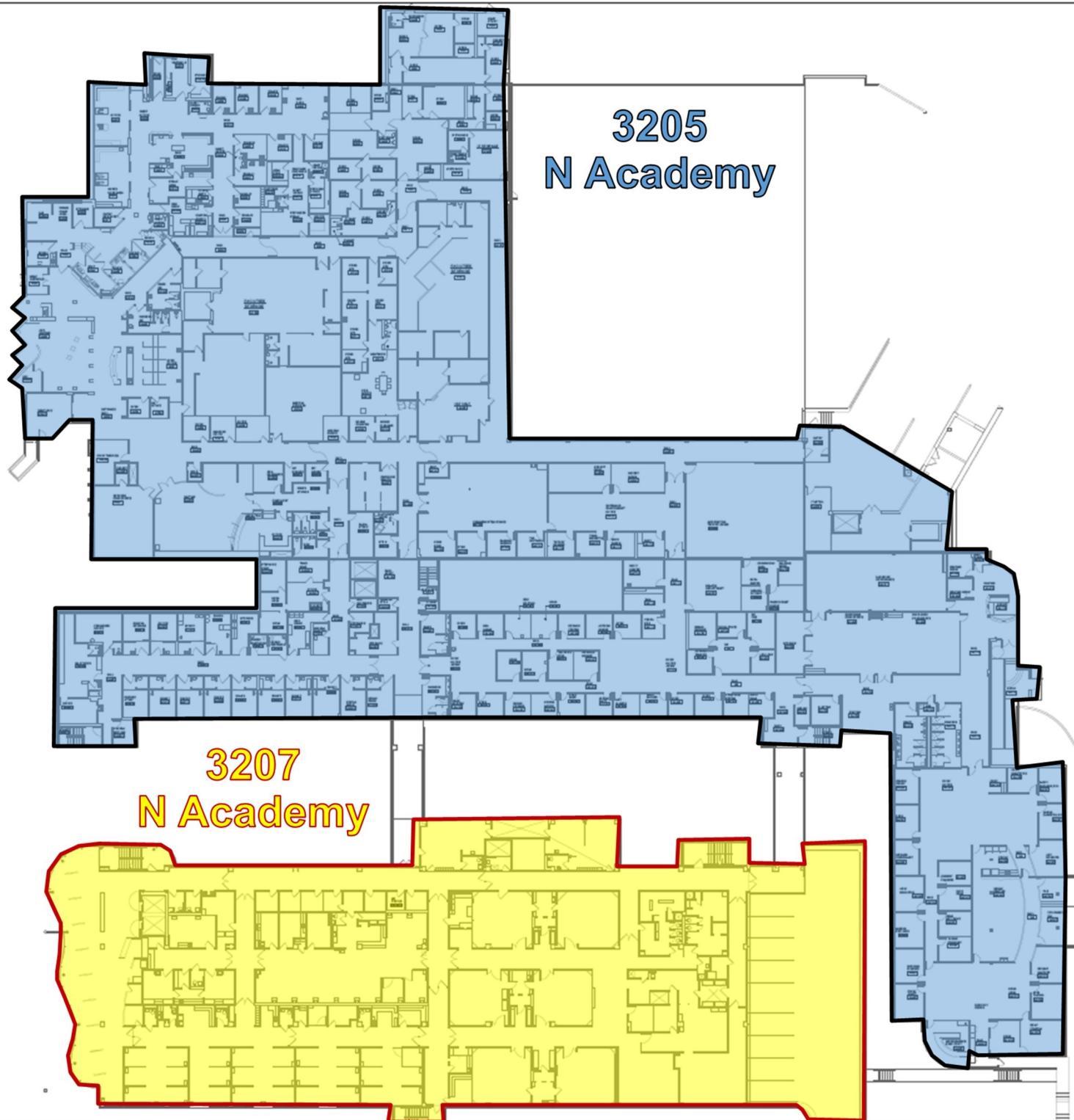


BUILDING 3205 GARDEN LEVEL
BUILDING 3207 FIRST LEVEL
FLOOR PLAN

SCALE: 3'-0" x 1'-0"
NORTH



SHED DESCRIPTION:
BUILDING 3205 GARDEN LEVEL
BUILDING 3207 FIRST FLOOR
FLOOR PLAN
BUILDING: N. ACADEMY
DRAWN BY: OM
SCALE: AS NOTED
DATE OF ISSUE: 11/09/20
SHEET NUMBER:
FP-1



NORTH ACADEMY = 3205 GARDEN - 32,950 SQ FT
 3205 MAIN - 82,910 SQ FT
 CCC - 13,503 SQ FT
 DDHO - 8,479 SQ FT
 ADMIN - 45,189 SQ FT
 UNUSED - 15,739 SQ FT
 3207 1ST FLOOR - 31,396 SQ FT
 3207 2ND FLOOR - 30,222 SQ FT
 3207 3RD FLOOR - 27,953 SQ FT
 SUITE 3100 3RD FLR - 6,918 SQ FT
 SUITE 3300 3RD FLR - 3,568 SQ FT
 SUITE 3500 3RD FLR - 8,818 SQ FT
 3RD FLR COMMON AREA - 8,650 SQ FT



Peak Vista Community Health Centers
 3205/3207 N. Academy Boulevard
 Colorado Springs, Colorado 80917

BUILDING 3205 1ST LEVEL
 BUILDING 3207 2ND LEVEL
 FLOOR PLANS

SCALE: 1/8" = 1'-0"

NORTH

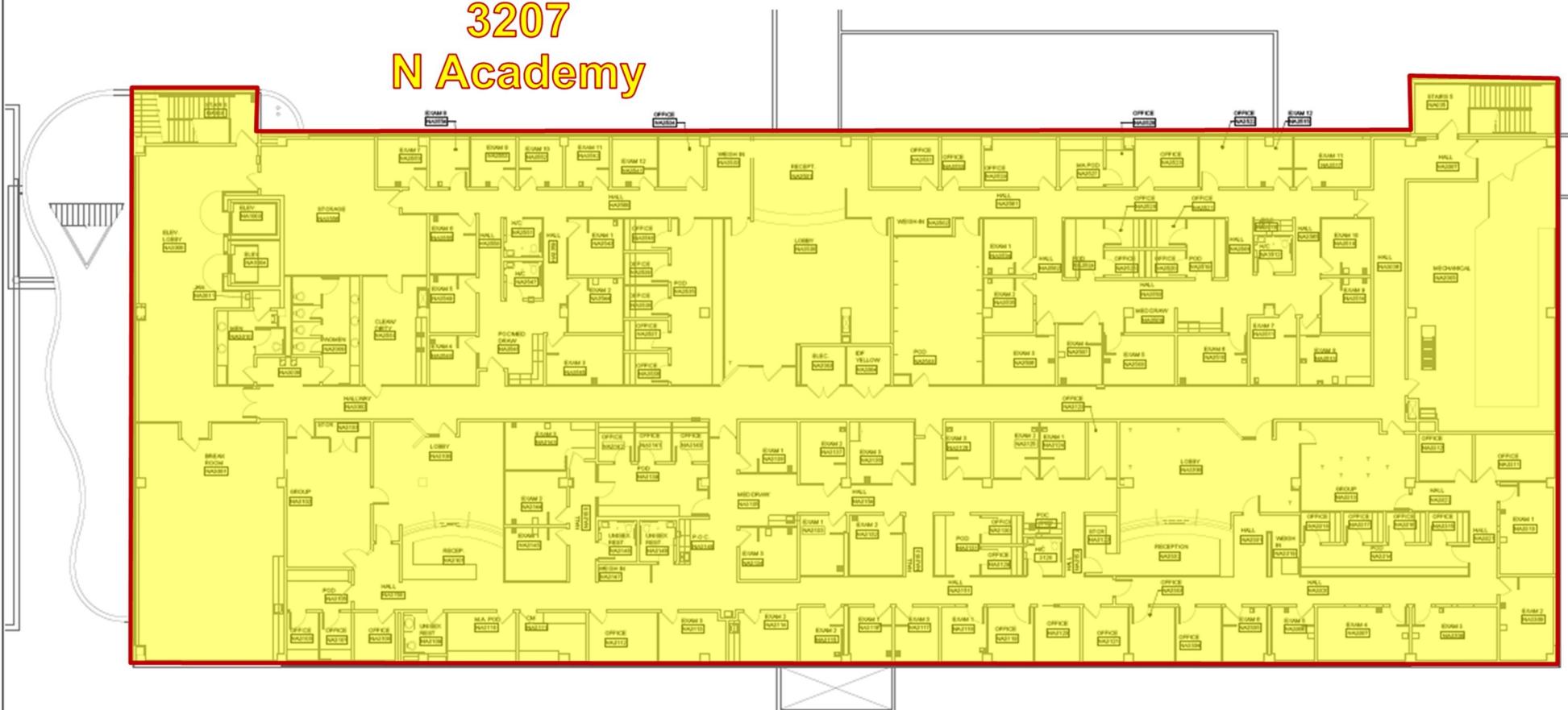


SHRIFT DESCRIPTION: BUILDING 3205 1ST LEVEL
 BUILDING 3207 2ND FLR
 FLOOR PLANS
 BUILDING N. ACADEMY
 DRAWN BY: DM
 SCALE: AS NOTED
 DATE OF ISSUE: 03-10-23
 SHEET NUMBER: FP-2

3207
N Academy



Peak Vista Community Health Centers
3205/3207 N. Academy Boulevard
Colorado Springs, Colorado 80917

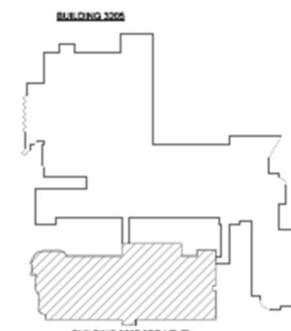


BUILDING 3207 - THIRD LEVEL FLOOR PLAN

SCHLESINGER



NORTH ACADEMY=	3205 GARDEN - 32,950 SQ FT
	3205 MAIN - 8,910 SQ FT
	CCC - 13,503 SQ FT
	DDHC - 8,479 SQ FT
	ADMIN - 45,189 SQ FT
	UNUSED - 15,739 SQ FT
	3207 1ST FLOOR - 31,396 SQ FT
	3207 2ND FLOOR - 30,222 SQ FT
	3207 3RD FLOOR - 27,953 SQ FT
	SUITE 3100 3RD FLR - 6,918 SQ FT
	SUITE 3300 3RD FLR - 3,568 SQ FT
	SUITE 3500 3RD FLR - 8,818 SQ FT
	3RD FLR COMMON AREA - 8,650 SQ FT



BUILDING 3207 3RD LEVEL

1 SHEET DESCRIPTION:
BUILDING 3207
3RD LEVEL FLOOR PLAN

BUILDING: M. ACADEMY
DRAWN BY: DM
SCALE: AS NOTED
DATE OF ISSUE: 11-05-22
SHEET NUMBER:
FP-3