

# MEDICAL OFFICE SPACE FOR LEASE

## Sisters Grove Pavilion

6011 E WOODMEN RD., COLORADO SPRINGS, CO 80923

*Under New  
Ownership!!*



**SISTERS GROVE PAVILION** is a medical office building positioned and attached to CommonSpirit St. Francis Hospital on Woodmen Rd and Powers Blvd. The property provides a strategic position with easy access to major thoroughfares and residential areas, ensuring high visibility and convenience for patients and staff alike. The property benefits from tremendous growth in the city and high income demographics.

- On CommonSpirit St. Francis Hospital campus
- Attached to hospital
- Covered patient entrance and parking
- Medical gas room and emergency generator
- Tenant improvement allowance available
- Located in Colorado Springs' highest growth area and surrounded by strong healthcare demographics
- Under new ownership!

**AVAILABLE SPACE:** 1,080 SF - 9,187 SF

Suite 120: 9,187 SF

Suite 125: 6,372 SF

Suite 345: 3,948 SF

Suite 365: 1,080 SF

**LEASE RATE:** Contact Broker

**NNN EXPENSES (2026 Est.):** \$15.49 / SF

**BUILDING SIZE:** 116,367 SF

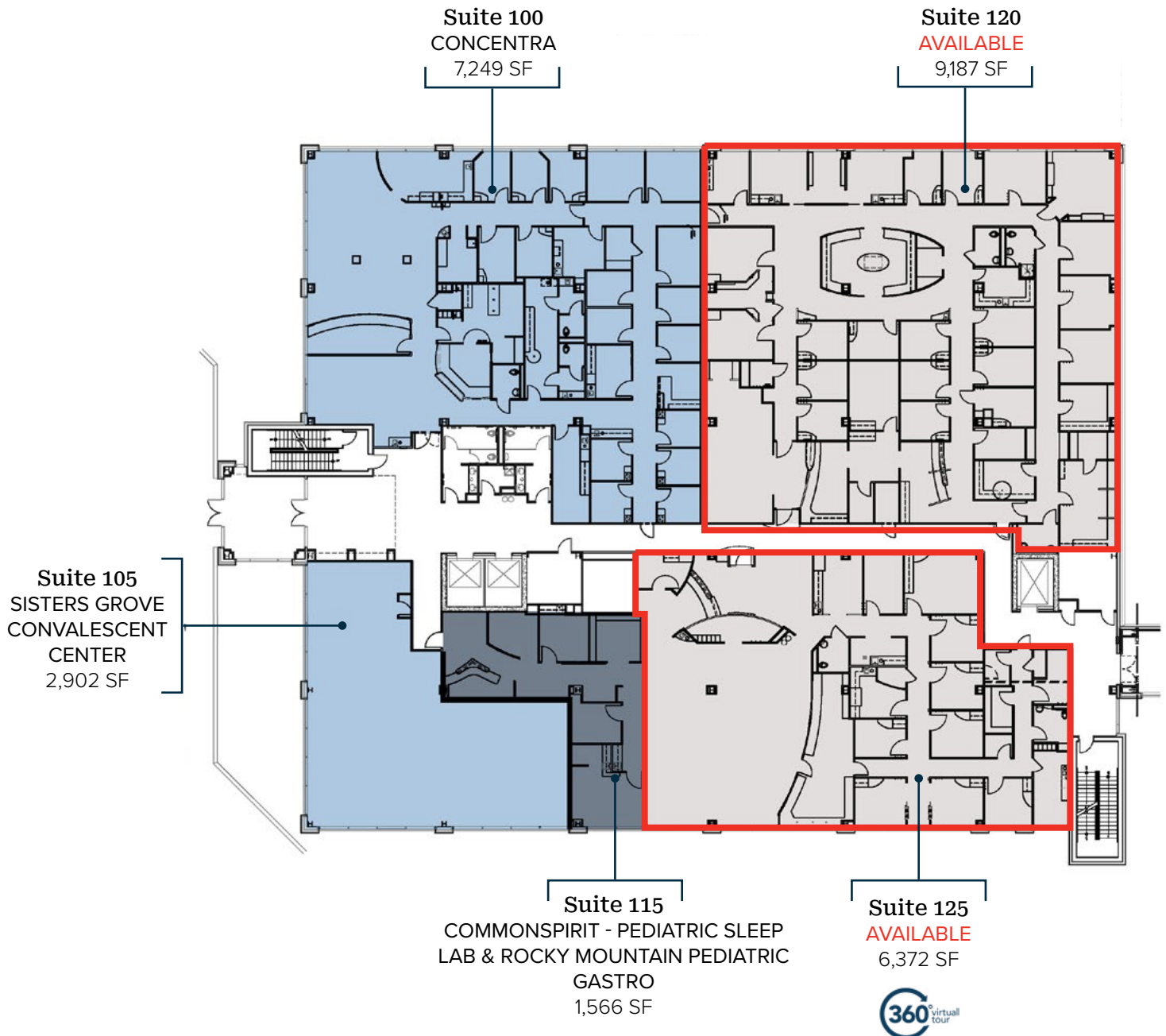
**YEAR BUILT:** 2007

**ZONING:** PBC

**PARKING:** 2.20/1,000 SF  
100 Covered, 150 Surface

## 1st Floor

6,372 - 9,187 SF AVAILABLE



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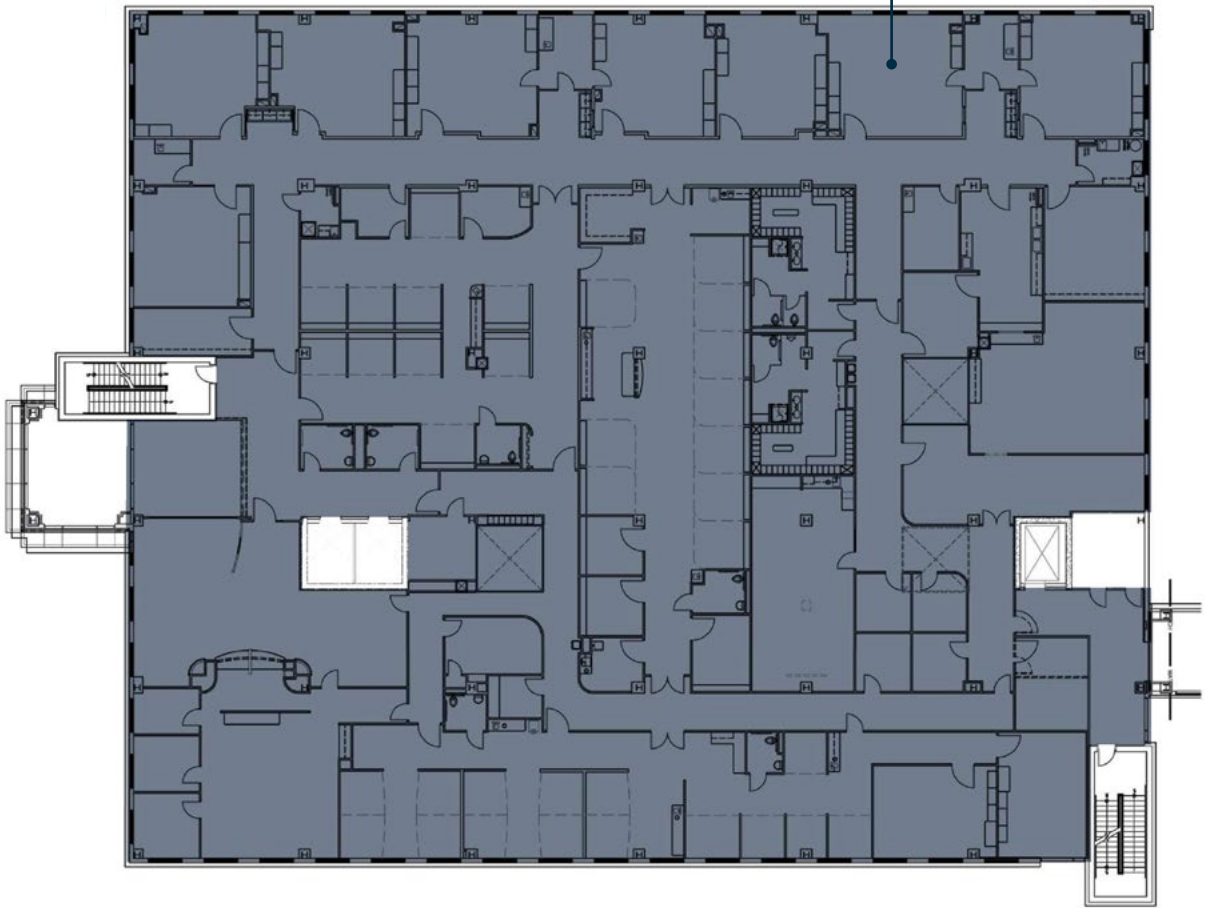
## 2nd Floor

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FULLY LEASED

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**Suite 200**  
AUDUBON SURGERY CENTER  
30,138 SF

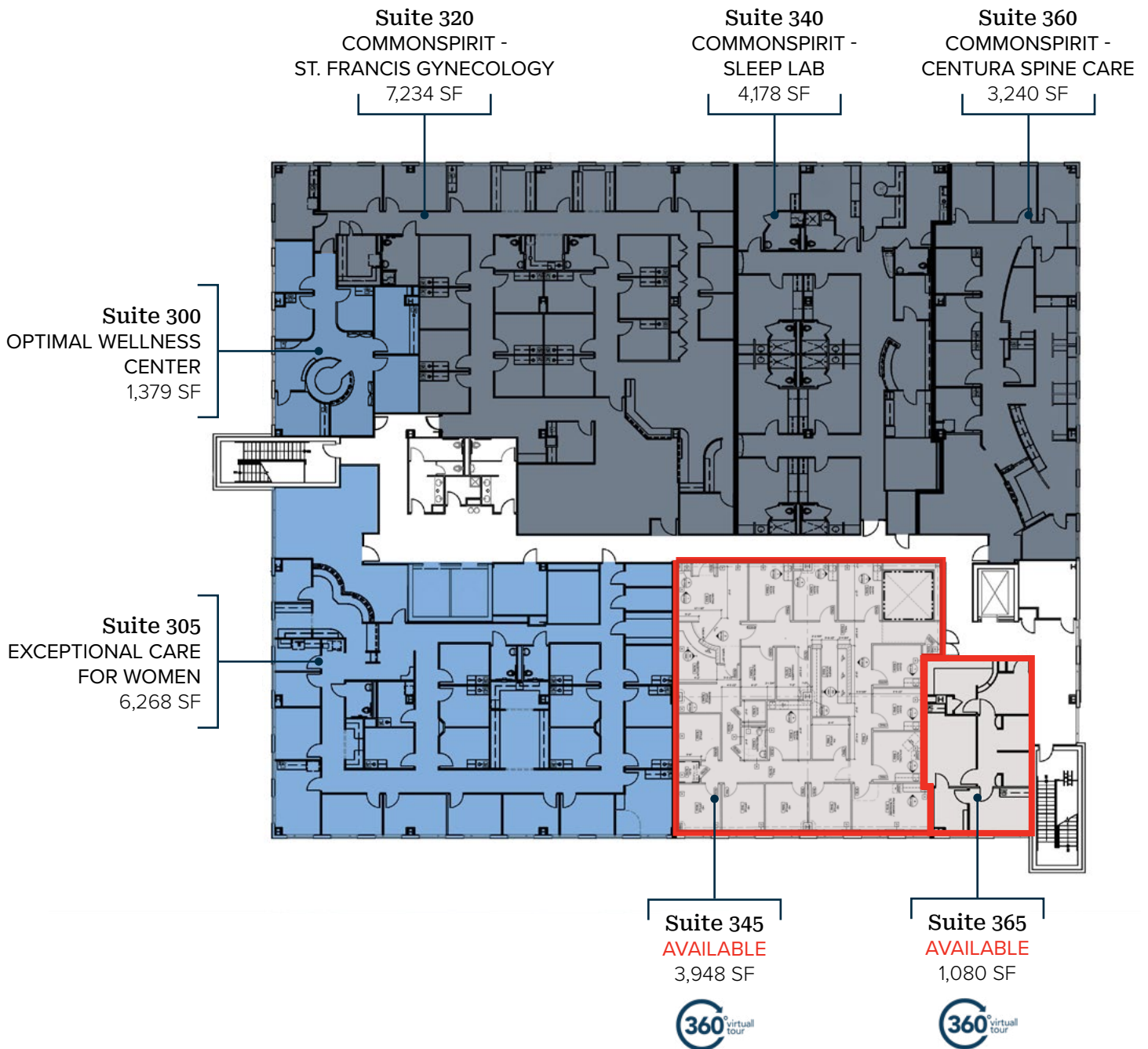


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## 3rd Floor

1,080 - 3,948 SF AVAILABLE

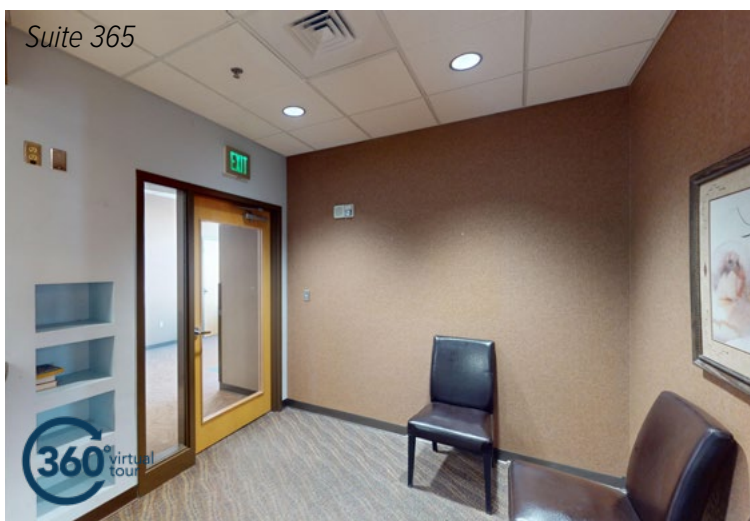
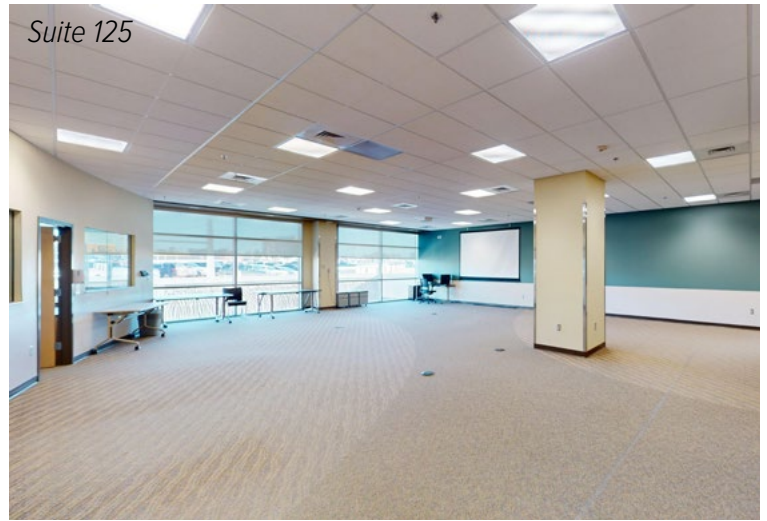




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## Current Medical Tenants in Building



- CommonSpirit - Pediatric Sleep Lab &
- Rocky Mountain Pediatric Gastro
- CommonSpirit - Centura Spine Care
- CommonSpirit - Sleep Lab
- CommonSpirit - St. Francis Gynecology



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### Site Aerial



### HEALTHCARE DEMOGRAPHICS

#### 10 Minute Drive Time



POPULATION  
WITHIN 10 MIN

**116,215**  
2024 EST.



5-YEAR  
POPULATION  
GROWTH RATE

**3.31%**



AVERAGE  
HOUSEHOLD  
INCOME

**\$142,663**  
2024 EST.



COMMERCIALY  
INSURED

**85%**  
AGES 0-64



ANNUAL MEDICAL  
SERVICES  
SPENDING

**27.5%**  
ABOVE NATL. AVG



5-YEAR EST. MEDICAL  
SERVICES SPENDING  
INCREASE

**16.4%**  
2029 EST.

SOURCE: Esri, All Rights Reserved

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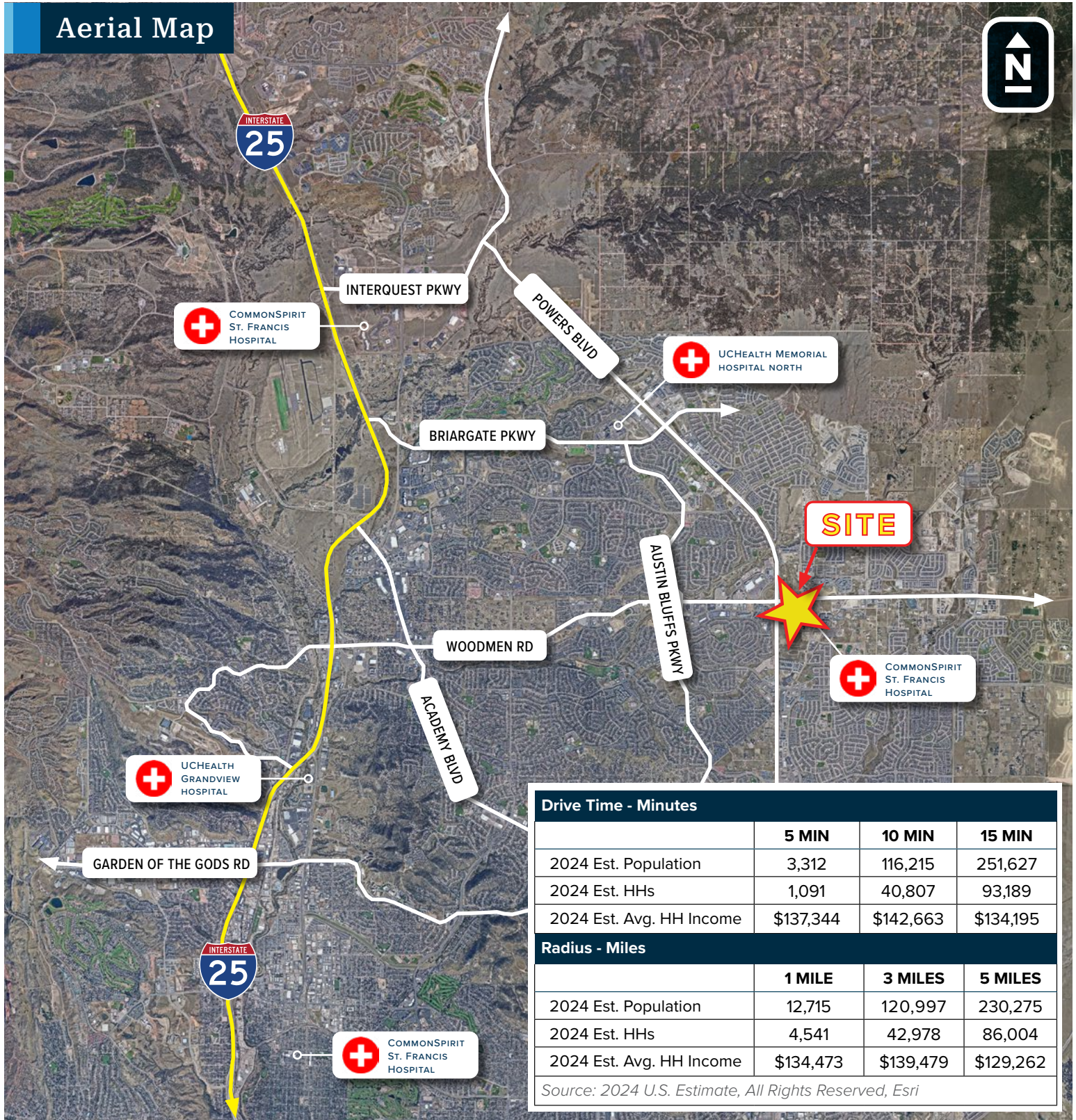
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## Aerial Map



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