

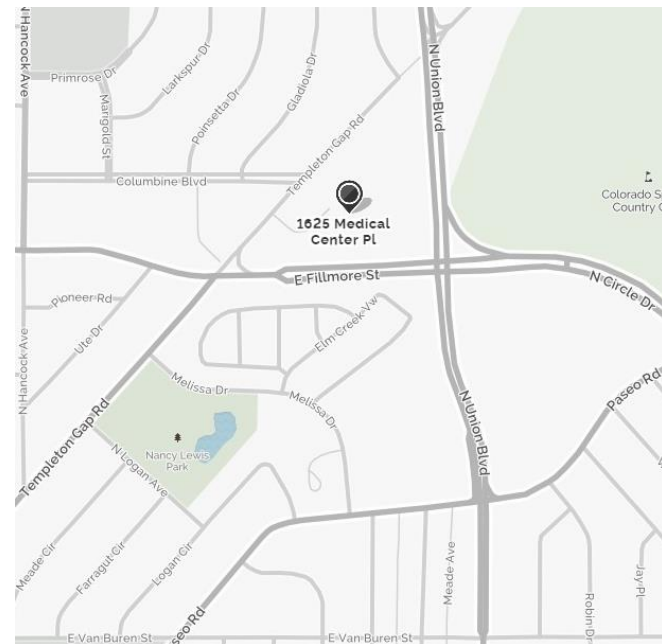


**UNION MEDICAL CAMPUS**

**COLORADO SPRINGS' MOST WELL ESTABLISHED MEDICAL CAMPUS**

**BUILDING FEATURES**

<b>BUILDING SIZE</b>	70,045 RSF
<b>AVAILABLE SPACE</b>	Suite 150: 3,011 RSF
	Suite 180: 3,885 RSF
	<b>150/180: 6,896 RSF contiguous</b>
	Suite 240: 2,788 RSF
<b>LEASE RATE</b>	From \$15.00 per RSF NNN
<b>EXPENSES</b>	\$8.68 per RSF (2017 estimate)
<b>TENANT IMPROVEMENTS</b>	Negotiable
<b>PARKING</b>	5 spaces per 1,000 RSF



For more information, please contact:

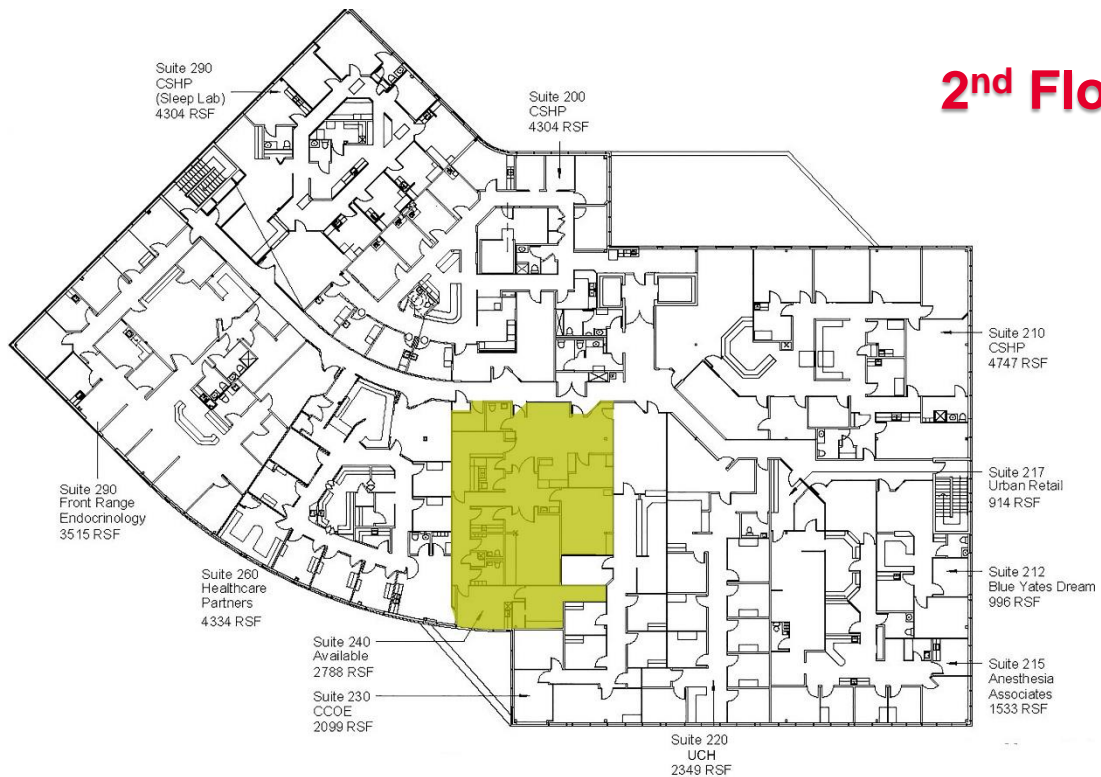
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**1<sup>st</sup> Floor Plan**



**2<sup>nd</sup> Floor Plan**



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