

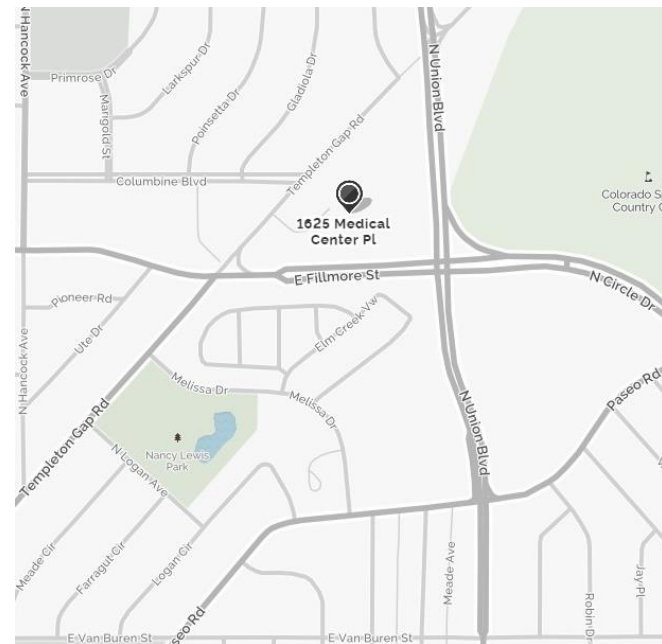


UNION MEDICAL CAMPUS

COLORADO SPRINGS' MOST WELL ESTABLISHED MEDICAL CAMPUS

BUILDING FEATURES

BUILDING SIZE	70,045 RSF
AVAILABLE SPACE	Suite 130: 1,470 RSF
	Suite 150: 3,011 RSF
	Suite 180: 3,885 RSF
	130/150/180: 8,366 RSF contiguous
	Suite 240: 2,788 RSF
LEASE RATE	From \$18.00 per RSF NNN
EXPENSES	\$8.25 per RSF (2018 estimate)
TENANT IMPROVEMENTS	Negotiable
PARKING	5 spaces per 1,000 RSF



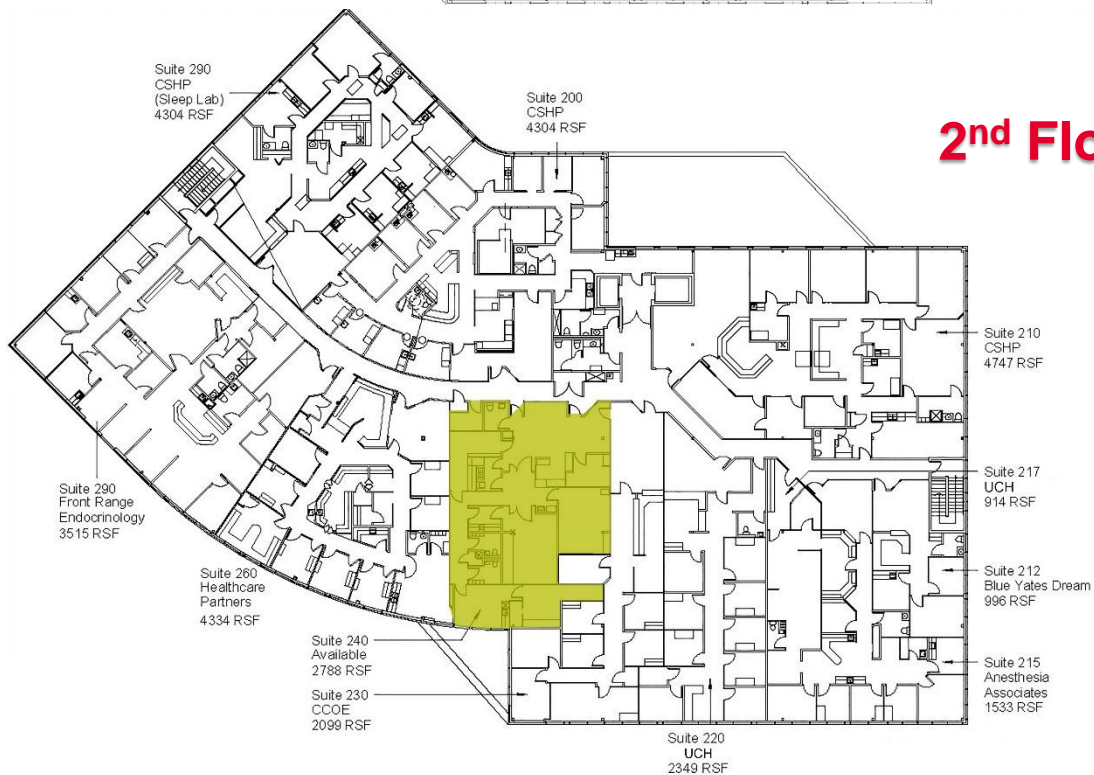
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1st Floor Plan



2nd Floor Plan

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